



Connells

Grenfell Avenue
High Wycombe



Property Description

Situated on a through road, this semi-detached house offers well-proportioned accommodation throughout. Upon entering, you are welcomed into the entrance hall with stairs rising to the first floor. To the front is a bright living room, which leads through to a dining room benefiting from useful under-stairs storage. The kitchen is fitted with a range of wall and base units, an integrated oven and hob, space for white goods, a wall-mounted boiler, and a door providing access to the rear garden. A downstairs bathroom completes the ground floor, comprising a bath with shower, WC and wash basin.

Upstairs, the property offers three bedrooms, all featuring fitted wardrobes. The master bedroom benefits from an ensuite shower room with WC and wash basin. There is also an additional shower room, fitted with a WC, wash basin and shower cubicle, to serve the remaining bedrooms.

To the front of the house, there is parking for two cars and gated side access leading to the rear. Further parking is available at the back of the property, accessed via a service road. The rear garden is enclosed on two sides and features a paved patio area opening onto the rear parking space.

The property is conveniently located close to a local bus route into the town centre, as well as junior schools, shops and other local amenities.

Entrance Hall

3' 6" max x 7' 7" max (1.07m max x 2.31m max)

Living Room

11' 4" max x 11' 9" max (3.45m max x 3.58m max)

Dining Room

14' 6" max x 12' 9" max (4.42m max x 3.89m max)

Kitchen

13' 6" max x 15' 2" max (4.11m max x 4.62m max)

Downstairs Bathroom

5' 5" max x 9' 4" max (1.65m max x 2.84m max)

Bedroom One

11' 4" max x 12' max (3.45m max x 3.66m max)

Ensuite

6' 5" max x 3' 4" max (1.96m max x 1.02m max)

Bedroom Two

8' 1" max x 8' 1" max (2.46m max x 2.46m max)

Bedroom Three

6' 5" max x 9' 4" max (1.96m max x 2.84m max)

Shower Room

6' 1" max x 3' 7" max (1.85m max x 1.09m max)





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 Band: C

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Tenure: Freehold



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