



Connells

London Road
High Wycombe



Property Description

Presented to the market with no onward chain, this well-maintained first-floor maisonette offers comfortable living in a sought-after location, with approximately 92 years remaining on the lease.

Accessed via its own private entrance, the property opens into a welcoming entrance hall with stairs leading up to the main accommodation. The spacious living room is a particular highlight, featuring a charming brick-surround fireplace that adds warmth and character to the space.

There are two generously proportioned bedrooms, each complete with fitted wardrobes to provide excellent storage. The fully tiled family bathroom includes a bath with shower over, wash hand basin, and WC.

Outside, the property benefits from a private rear garden—perfect for relaxing or entertaining—while on-street parking is available to the front.

The location offers an appealing blend of convenience and community, with a range of local shops, restaurants, and leisure facilities nearby. The popular Rye Park is also close at hand, offering a wide expanse of green space for outdoor activities.

Agents Note:

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition, and services prior to proceeding.

Reception Room

11' 1" max x 16' 10" max (3.38m max x 5.13m max)

Kitchen

7' 6" max x 10' 8" max (2.29m max x 3.25m max)

Bedroom One

10' 9" max x 8' 10" max (3.28m max x 2.69m max)

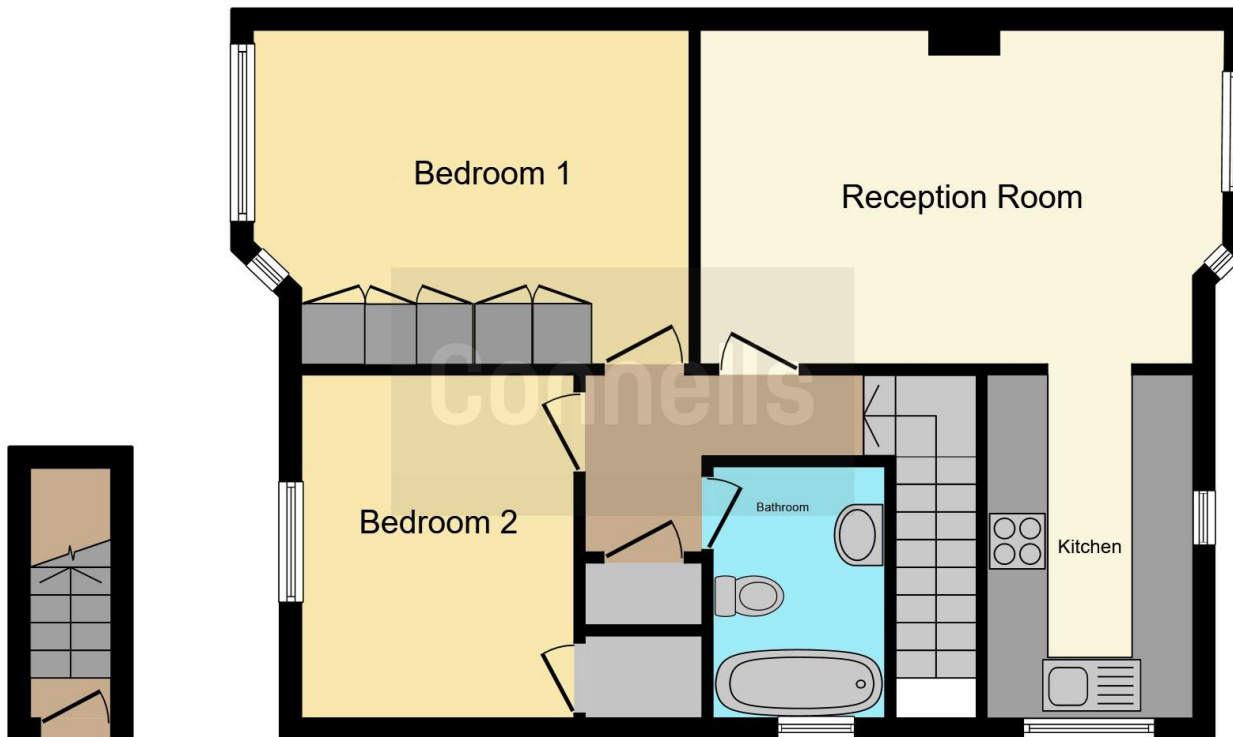
Bedroom Two

13' 5" max x 11' 2" max (4.09m max x 3.40m max)

Bathroom

7' 9" max x 5' 7" max (2.36m max x 1.70m max)





Ground Floor

First Floor

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

To view this property please contact Connells on

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1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: D Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 200.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: WYC313557 - 0004

