



**Connells**

Cedar Terrace  
High Wycombe

# Cedar Terrace High Wycombe HP11 2QS

for sale offers in excess of  
**£325,000**



## Property Description

A charming and well-presented two/three-bedroom terraced home offering spacious and flexible accommodation, ideally situated within easy reach of High Wycombe town centre, local amenities, schools and excellent transport links.

The ground floor features two generously proportioned reception rooms, providing versatile living and dining space to suit a variety of lifestyles. A fitted kitchen and contemporary shower room complete the accommodation, creating a practical layout ideal for modern family living, entertaining guests or working from home.

On the first floor, there are two good-sized double bedrooms, along with an additional room accessed via the second bedroom. This adaptable space could serve as a nursery, dressing room, home office or occasional third bedroom, depending on individual needs.

Externally, the property benefits from a private rear garden, offering a pleasant setting for outdoor dining, relaxation and gardening. Residents also benefit from permit on-street parking.

This attractive home represents an excellent opportunity for first-time buyers, growing families or investors seeking a versatile property in a convenient and well-established residential location.

## Location

Cedar Terrace is conveniently positioned within walking distance of High Wycombe town centre, which offers a wide range of shopping, leisure and dining facilities, including the Eden Shopping Centre.

The property is well placed for commuters, with High Wycombe railway station providing direct services to London Marylebone, while Junction 4 of the M40 is easily accessible for travel to London, Oxford and the wider motorway network.

The area is also served by a selection of well-regarded primary and secondary schools, along with nearby parks and recreational facilities.

## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 69.9 m<sup>2</sup> (753 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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1-3 Queen Victoria Road  
 HIGH WYCOMBE HP11 1BA

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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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.

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