



**Connells**

Mayhew Crescent  
High Wycombe



### Property Description

This spacious three-bedroom family home offers well-presented accommodation over three floors and would suit both families and buy-to-let investors.

The property comprises an entrance hall with stairs to the first floor, a ground floor WC, a living room with doors opening to the rear garden, and a modern fitted kitchen with contemporary units, an induction hob. The ground floor has underfloor heating to complement the gas central heating throughout the property.

The first floor provides two double bedrooms and a family bathroom, while the second floor features a generous attic bedroom with an en suite shower room.

Outside, the property benefits from a fully enclosed rear garden with private rear and side access, power points, an outside tap and a shed with electricity. A standout feature is the large garage with lighting, power and water supply, alongside a substantial rear driveway, additional side parking, security lighting and a newly fitted Sky TV dish.

Conveniently located within walking distance of local shops, bus routes, schools, community facilities and nearby green spaces, this is an ideal home for modern family living.

### Potential To Extend

Vendor has advised that the property also offers excellent potential for future enlargement, with scope to extend further by adding a front dormer and a rear ground floor extension, subject to the necessary planning permissions and building regulations.

### Agents Note

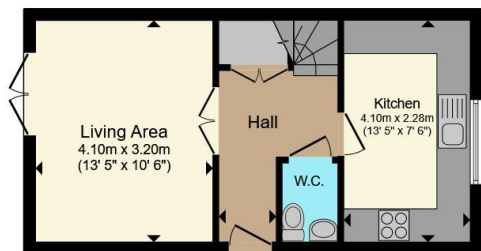
Vendor has advised further advantages include an excellent EPC B rating, fire doors fitted throughout, a British Gas CP12 safety certificate and the remainder of an ABC house/building warranty with approximately 6-7 years remaining. fire/smoke alarms fitted which are hard-wired and linked.

### Agents Note

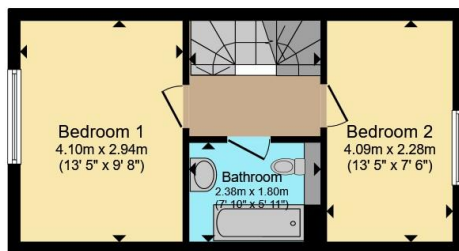
AML Fee - Purchasers

Please note that the AML fee covers 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.

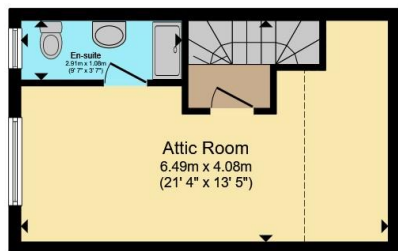




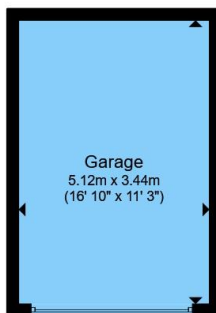
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

Total floor area 106.7 m<sup>2</sup> (1,148 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)

**Connells**



To view this property please contact Connells on

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1-3 Queen Victoria Road  
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EPC Rating: B Council Tax  
 Band: C

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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