



Connells

Mayhew Crescent
High Wycombe

Mayhew Crescent High Wycombe HP13 6BX

for sale
£450,000



Property Description

This well-presented three-bedroom end-of-terrace home, forming part of a small block of just three properties, offers spacious accommodation over three floors and is ideal for families or buy-to-let investors.

The ground floor comprises an entrance hall, WC, spacious living room with doors to the rear garden, and a modern fitted kitchen with contemporary units and induction hob. Further benefits include underfloor heating to the ground floor and gas central heating throughout.

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

Outside is a fully enclosed rear garden with private side and rear access, power points, outside tap and an electrified shed. A standout feature is the large garage with lighting, power and water, complemented by a substantial rear driveway, additional side parking and security lighting.

Ideally located within walking distance of local shops, schools, bus routes, community facilities and green spaces, this is a versatile and conveniently positioned home.

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

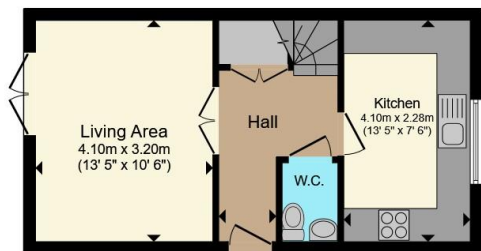
Vendor has advised further advantages include an excellent EPC B rating, fire doors fitted throughout, a British Gas CP12 safety certificate and the remainder of an ABC house/building warranty with approximately 6-7 years remaining. fire/smoke alarms fitted which are hard-wired and linked.

Agents Note

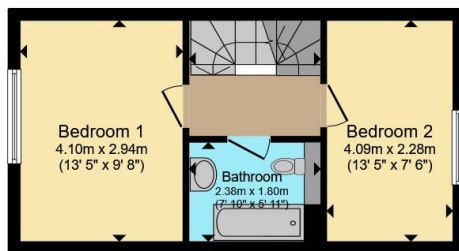
AML Fee - Purchasers

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.

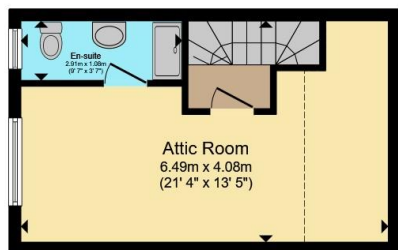




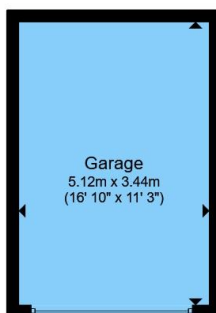
Ground Floor



First Floor



Second Floor



Garage

Total floor area 106.7 m² (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

Connells



To view this property please contact Connells on

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1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: B Council Tax
 Band: C

view this property online connells.co.uk/Property/WYC310216

Tenure: Freehold



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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