Connells

Slater Street
High Wycombe

Slater Street
High Wycombe HP13 6ES

for sale offers over
£400,000

Property Description

This well presented mid-terrace home offers spacious and versatile accommodation arranged over three floors, making it an ideal purchase for first-time buyers, growing families or investors alike. The ground floor welcomes you directly into a comfortable living room, leading through to a separate dining room which provides an excellent space for entertaining and everyday family life. To the rear, the kitchen is complemented by a separate utility room, offering additional storage and practicality.

On the first floor, there are two generously sized double bedrooms, with the bathroom accessed via bedroom one. A further double bedroom occupies the second floor, creating a flexible space that could be used as a principal bedroom, guest room or home office.

Externally, the property benefits from an enclosed rear garden featuring a patio seating area, ideal for outdoor dining and relaxation, along with a useful storage shed. Permit parking is available for residents.

Location

Conveniently situated within easy reach of High Wycombe town centre, which offers a wide range of shopping, dining and leisure facilities. The property enjoys an exceptionally convenient location, with High Wycombe railway station just a three-minute walk away, providing direct services to London Marylebone and making it ideal for commuters. It is also well positioned for local schools, parks and regular public transport links. The nearby A40 and M40 motorway offer excellent road connections to London, Oxford and surrounding areas.

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.

Total floor area 84.6 m² (911 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

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To view this property please contact Connells on

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1-3 Queen Victoria Road
HIGH WYCOMBE HP11 1BA

EPC Rating: C

Council Tax
Band: C

view this property online connells.co.uk/Property/WYC313791

Tenure: Freehold

The Property Ombudsman

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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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