



**Connells**

Hawthorne Road  
High Wycombe



### Property Description

This well-presented home on Hawthorne Road offers spacious, versatile accommodation ideal for families or those seeking modern open-plan living. An entrance porch leads into a comfortable living room, flowing through to an attractive open-plan kitchen and dining area. Upstairs, the property features three well-proportioned bedrooms, a family bathroom, and a separate WC. A practical garden/utility room provides additional storage and convenience.

The property benefits from driveway parking, a front garden, and an enclosed rear garden with a patio area and lawn—perfect for outdoor dining and relaxation. Offered with no onward chain, it presents a straightforward, ready-to-go purchase.

Located in a well-connected residential area, the home sits close to a range of local amenities including convenience stores, supermarkets, and everyday services within 0.5 miles. Families will appreciate the choice of nearby schools such as Beechview Academy (0.5 miles), Ash Hill Primary School (0.6 miles), Kings Wood School and Nursery (0.7 miles), and The Highcrest Academy (0.6 miles) for secondary education.

For commuters, High Wycombe railway station is approximately 1.4 miles away, offering regular services into London and surrounding areas.

### Hall

#### Living Room

22' 8" max x 9' 10" max (6.91m max x 3.00m max)

#### Dining Room

11' 6" max x 9' 2" max (3.51m max x 2.79m max)

#### Kitchen

10' 10" max x 9' 2" max (3.30m max x 2.79m max)

#### Bedroom One

11' 6" max x 11' 2" max (3.51m max x 3.40m max)

#### Bedroom Two

11' 2" max x 10' 10" max (3.40m max x 3.30m max)

#### Bedroom Three

9' 2" max x 7' 10" max (2.79m max x 2.39m max)

#### Bathroom

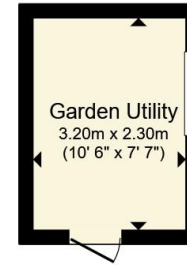
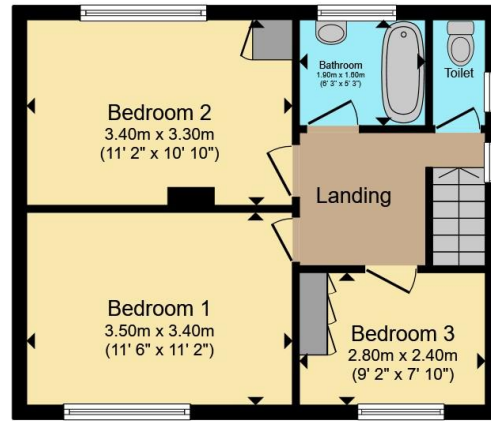
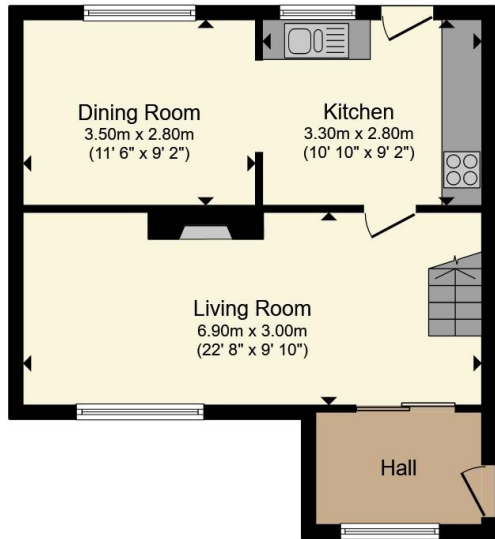
6' 3" max x 5' 3" max (1.91m max x 1.60m max)

#### WC

#### Garden/Utility

10' 6" max x 7' 7" max (3.20m max x 2.31m max)





**Ground Floor**

**First Floor**

**Outbuilding**

Total floor area 92.0 m<sup>2</sup> (991 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**



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HIGH WYCOMBE HP11 1BA

EPC Rating: Council Tax  
Awaited Band: C

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Tenure: Freehold



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