



Connells

Hatters Lane
High Wycombe



Property Description

This well-presented three-bedroom semi-detached home offers comfortable living, practical features, and a highly convenient location close to local schools and amenities.

The property opens into an entrance hall with two built-in storage cupboards, ideal for coats and household items. This leads into a bright open-plan living and dining room, enhanced by a bay window that fills the space with natural light. The kitchen is fitted with a range of wall and base units, integrated oven, hob, and cooker hood, and provides space for additional appliances. A versatile downstairs wet room completes the ground floor.

Upstairs, there are three bedrooms—two generous doubles and a single, perfect for a child's room, home office, or guest space—along with a family bathroom featuring a shower over the bath.

Externally, the low-maintenance paved rear garden offers a private space for relaxing or entertaining, while the front driveway provides off-road parking for two vehicles.

Location

The home is ideally positioned for families, with Beechview Academy just 380 yards away and The Highcrest Academy only 460 yards from the property, offering excellent primary and secondary school options within easy walking distance. Local amenities further enhance the appeal of the area, including Kingswood Surgery located approximately 0.6 miles away for everyday healthcare needs and Wycombe Hospital around 1.3 miles from the property for wider medical services. With its practical layout, bright living spaces and superb access to schools and essential facilities, 50 Hatters Lane provides an ideal setting for comfortable family living in High Wycombe.

Entrance Hall

Living Room

12' 1" max x 9' 5" max (3.68m max x 2.87m max)

Dining Room

12' 2" max x 12' max (3.71m max x 3.66m max)

Kitchen

11' 9" max x 8' 7" max (3.58m max x 2.62m max)

Wet Room

8' 3" max x 4' 4" max (2.51m max x 1.32m max)

Landing

Bedroom One

12' max x 9' 7" max (3.66m max x 2.92m max)

Bedroom Two

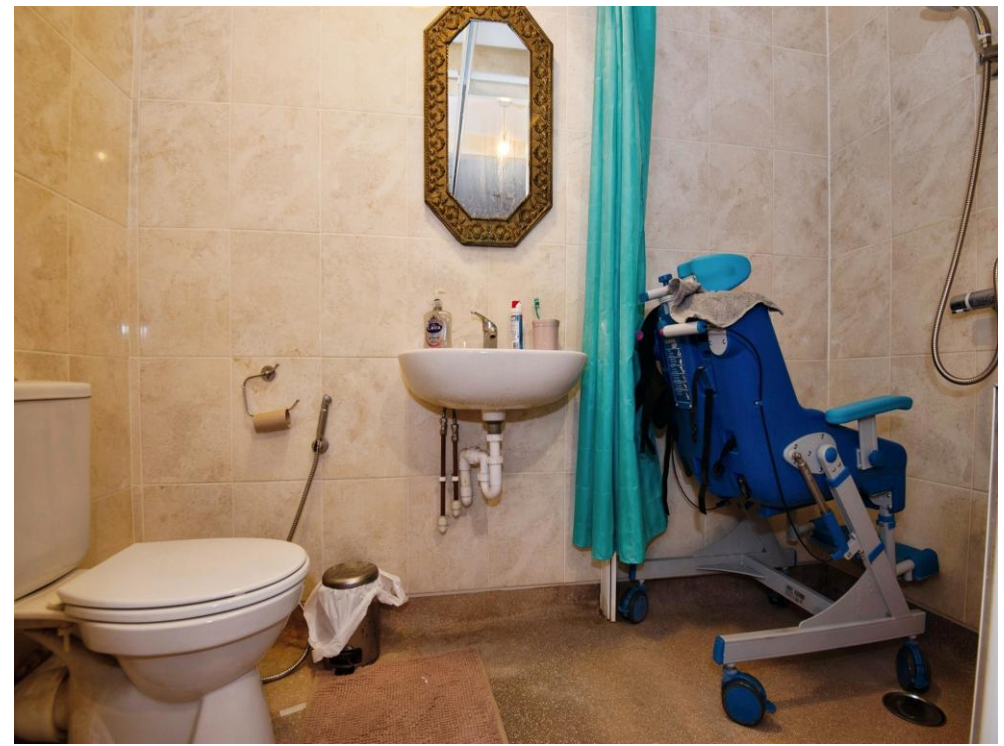
12' 2" max x 9' 6" max (3.71m max x 2.90m max)

Bedroom Three

8' 10" max x 8' 6" max (2.69m max x 2.59m max)

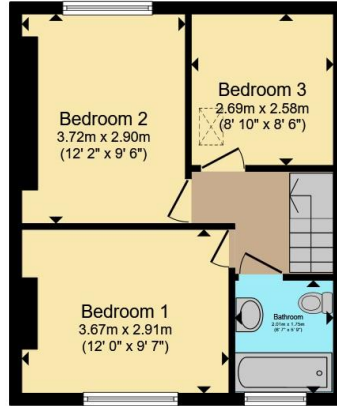
Bathroom

6' 7" max x 5' 9" max (2.01m max x 1.75m max)





Ground Floor



First Floor

Total floor area 87.4 m² (941 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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EPC Rating: C Council Tax
 Band: C

view this property online connells.co.uk/Property/WYC313633

Tenure: Freehold



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