



**Connells**

New Road  
Bolter End High Wycombe

# New Road Bolter End High Wycombe HP14 3NA

for sale offers in excess of  
**£350,000**



## Property Description

An exciting opportunity to own this three-bedroom semi-detached property offering an abundance of potential to extend and modernise to make it your own.

The property consists of a front porch, leading through to open plan living space. The spacious living room is dual aspect creating a light and airy room, it is semi open plan to the dining room with bifold doors which open up to the large conservatory. The family bathroom is on the ground floor with a bath, overhead shower and vanity sink. Upstairs there are 3 bedrooms, two of which benefit from built in wardrobes.

Outside there is a good size, sunny rear garden, with a patio area ideal for alfresco dining in the summer months. To the front of the property, there is driveway parking for multiple vehicles.

Bolter End is a hamlet approximately 5 miles to the west of High Wycombe, and 5 miles to the North of Marlow. There is an abundance of walks and bridleways in the vicinity, and local hostleries and amenities are a short drive away in the village of Lane End. There are excellent rail links into London Marylebone from High Wycombe, and the M40 junction 4 and 5 are a 10 minute drive away.

## Entrance Porch

13' 9" max x 4' 3" max (4.19m max x 1.30m max)

## Reception Room

16' 9" max x 22' 5" max (5.11m max x 6.83m max)

## Kitchen

15' 7" max x 9' 5" max (4.75m max x 2.87m max)

## Conservatory

15' 8" max x 15' 4" max (4.78m max x 4.67m max)

## Bathroom

5' 3" max x 5' 9" max (1.60m max x 1.75m max)

## Bedroom One

13' 9" max x 11' 1" max (4.19m max x 3.38m max)

## Bedroom Two

8' 4" max x 10' 6" max (2.54m max x 3.20m max)

## Bedroom Three

8' 1" max x 7' 8" max (2.46m max x 2.34m max)





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.focalagent.com](http://www.focalagent.com)

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EPC Rating: G    Council Tax  
 Band: D

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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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