



Connells

The Crescent
High Wycombe

The Crescent High Wycombe HP13 6JP

for sale
£700,000



Property Description

Available with no onward chain, this substantial detached chalet bungalow occupies a generous corner plot and presents an exciting opportunity to create a superb family home, with scope for modernisation and potential extension, subject to the necessary planning permissions. The property also benefits from solar panels, helping to improve energy efficiency and reduce running costs.

The accommodation is entered via a spacious kitchen fitted with a range of wall and base units, offering ample room for everyday living and dining. An adjoining storage/preparation area provides additional practicality, while a striking spiral staircase leads to the first floor. The impressive dual-aspect 26ft living room enjoys an abundance of natural light and features double doors opening onto the rear garden, creating an ideal space for both relaxing and entertaining.

A central hallway leads to the principal bedroom, which benefits from an en suite shower room, together with a second double bedroom and a spacious family bathroom comprising a bath, shower, WC and wet room area. On the opposite side of the property is a versatile 25ft reception room, currently utilised as a library, featuring sliding doors to the garden and internal access to the garage.

The first floor offers two useful attic rooms and a shower room, providing flexible accommodation suitable for a variety of needs, including guest space, hobbies, or home working.

External

Externally, the property benefits from driveway parking for two vehicles and a large double garage, providing excellent storage and parking options. The enclosed rear garden is a particular feature, enjoying a high degree of privacy with mature trees and established hedging. In addition to a useful storage shed, the garden also boasts an attractive cedar wood summer house, creating a wonderful space to relax, entertain, or enjoy the surroundings throughout the year.

Combining generous accommodation, extensive outdoor space, and exciting potential for future enhancement, this unique property represents a rare opportunity in a sought-after residential setting.

Location

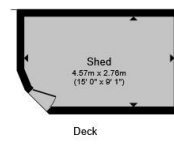
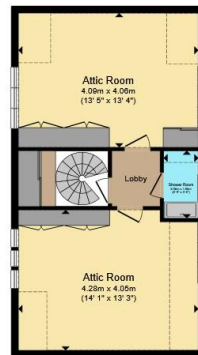
The Crescent is conveniently situated approximately 1.3 miles from High Wycombe town centre and mainline railway station, offering direct services to London Marylebone. The property is well placed for a range of local schools, public transport links, parks and everyday amenities, while providing easy access to the town's extensive shopping, leisure and dining facilities, as well as the surrounding Chiltern countryside.

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.

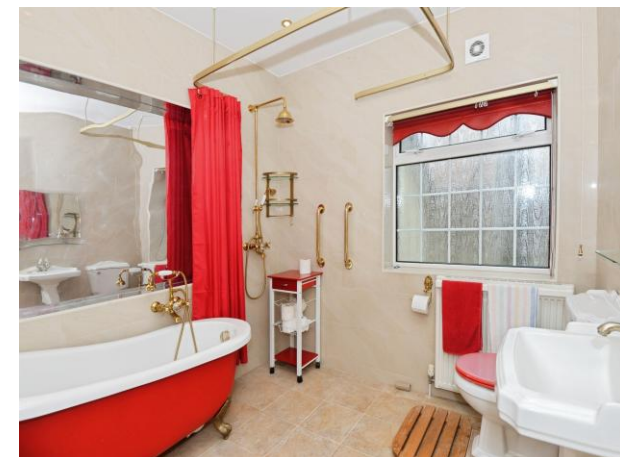




Total floor area 228.8 m² (2,463 sq.ft.) approx

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: Awaited
 Council Tax Band: F

Tenure: Freehold



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