



**Connells**

Tilling Crescent  
High Wycombe



### Property Description

This three-bedroom maisonette, located on the east side of High Wycombe, benefits from approximately 100 years remaining on the lease and offers spacious accommodation arranged over two floors. Upon entering, stairs lead to the first floor where you will find a well-proportioned living room, a fitted kitchen, two bedrooms and a family bathroom featuring a shower cubicle, separate bath, WC and wash basin. A further staircase rises to the second floor, which hosts a generous third bedroom complete with a walk-in wardrobe. The property also enjoys unrestricted on-street parking and its own garden.

Ideally positioned for commuters, the maisonette provides easy access to the A40, while local amenities are within a short walking distance. High Wycombe town centre is approximately two miles away, offering a wider range of facilities including a mainline train station, supermarkets and the Eden shopping centre.

### Entrance Hall

Stairs to first floor.

### First Floor Hall

Doors to accommodation. Stairs to 2nd floor.

### Living Room

9' 1" max x 7' 3" max (2.77m max x 2.21m max)

### Kitchen

7' 3" max x 6' 4" max (2.21m max x 1.93m max)

### Bedroom One

10' 10" max x 8' max (3.30m max x 2.44m max)

### Bedroom Two

8' 2" max x 7' 7" max (2.49m max x 2.31m max)

### Bathroom

9' 1" max x 6' 2" max (2.77m max x 1.88m max)

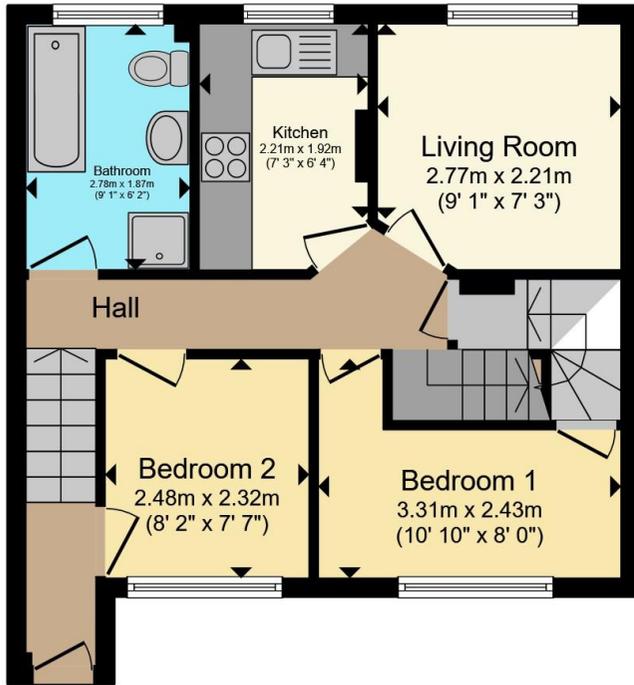
### Bedroom Three

10' 10" max x 10' 7" max (3.30m max x 3.23m max)

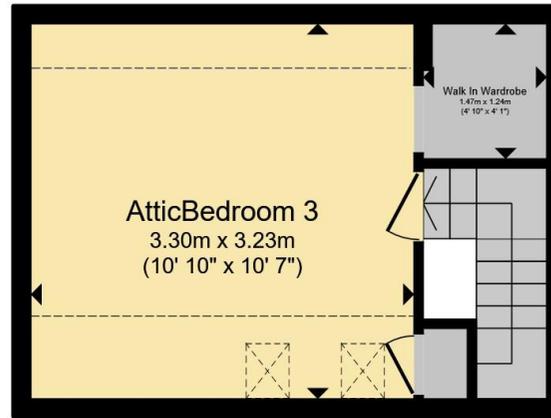
### Walk In Wardrobe

4' 10" max x 4' 1" max (1.47m max x 1.24m max)





**Ground Floor**



**First Floor**

Total floor area 67.9 m<sup>2</sup> (731 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



To view this property please contact Connells on

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**E [highwycombe@connells.co.uk](mailto:highwycombe@connells.co.uk)**

1-3 Queen Victoria Road  
 HIGH WYCOMBE HP11 1BA

EPC Rating: D Council Tax Band: B

Service Charge: 299.00 Ground Rent: 10.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Feb 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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