



Connells

Tower Street
High Wycombe



Property Description

This well-presented semi-detached property offers generous living space and excellent versatility for modern family life or remote working.

Upon entering, the front door opens into a welcoming entrance hall with stairs to the first floor, under-stairs storage, and access to both the kitchen and main reception room. The kitchen provides ample space for white goods and offers a practical layout for everyday cooking. The spacious living room flows into a secondary hallway with access to the rear garden and a well-appointed downstairs bathroom featuring a shower over bath, WC, and wash hand basin.

Upstairs, the property boasts three comfortable bedrooms and a cloakroom with WC and wash hand basin, ideal for family convenience.

A standout feature of this home is the newly built rear annex, offering a large reception room and a modern shower room. With its own power supply, this space is perfect for use as a home office, studio, or guest accommodation.

Externally, the property benefits from driveway parking for several vehicles and gated side access to the rear garden, enhancing both privacy and practicality.

Located within walking distance of the prestigious Royal Grammar School and a range of local amenities, This is a fantastic opportunity to acquire a flexible and well-located home in a sought-after area.

Living Room

16' 4" max x 11' 9" max (4.98m max x 3.58m max)

Kitchen

10' 9" max x 7' 7" max (3.28m max x 2.31m max)

Bathroom

7' 1" max x 5' 9" max (2.16m max x 1.75m max)

Bedroom One

9' 8" max x 8' 2" max (2.95m max x 2.49m max)

Bedroom Two

12' 8" max x 10' 1" max (3.86m max x 3.07m max)

Bedroom Three

12' 1" max x 9' 6" max (3.68m max x 2.90m max)

WC

3' 1" max x 4' 6" max (0.94m max x 1.37m max)

Annex

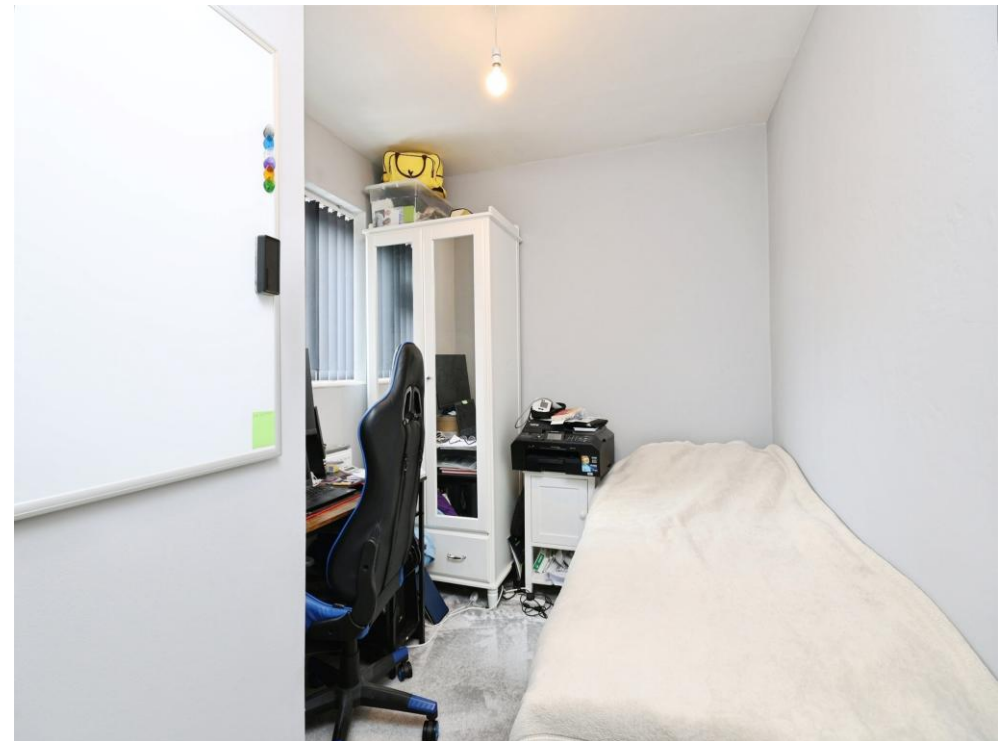
Reception

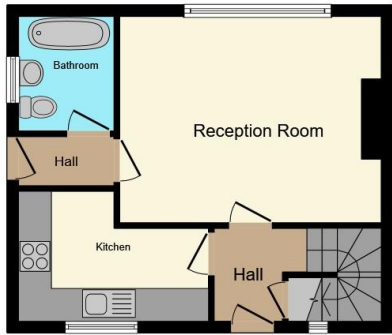
22' 5" max x 12' 3" max (6.83m max x 3.73m max)

Underfloor heating. Separate electric supply.
Hardwired smoke detector.

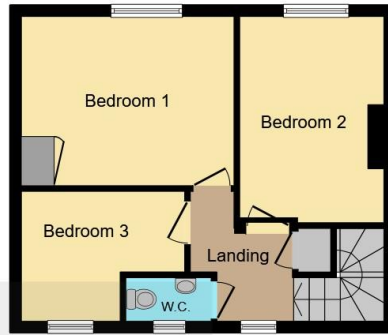
Bathroom

7' 5" max x 4' 9" max (2.26m max x 1.45m max)

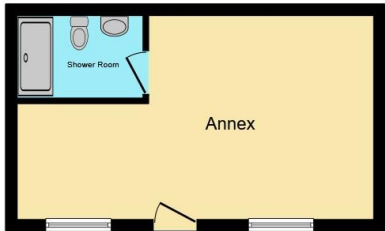




Ground Floor



First Floor



Outbuilding



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

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1-3 Queen Victoria Road
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EPC Rating: D Council Tax
Band: C

view this property online connells.co.uk/Property/WYC312538

Tenure: Freehold



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