



Connells

Herbert Road
High Wycombe

Herbert Road
High Wycombe HP13 7HN

for sale offers in excess of
£350,000



Property Description

This well-presented mid-terrace four-bedroom home is located to the east of High Wycombe, offering spacious and versatile accommodation arranged over three floors. The property has been thoughtfully maintained and provides an excellent opportunity for families or those seeking a comfortable home in a convenient location.

On entering, an entrance porch leads into a welcoming hallway that gives access to the main living areas. The sitting room, positioned at the front of the house, features a large bay window that allows natural light to flood the space, creating a bright and inviting atmosphere. To the rear, the kitchen is fitted with a range of wall and base units, an integrated oven and hob, and space for white goods. A conservatory extends the living space further, providing a pleasant area to dine or relax while overlooking the garden.

The first floor offers three well-proportioned bedrooms together with a family bathroom, complete with a shower cubicle, WC and wash hand basin. The second floor accommodates a fourth bedroom, created through a loft conversion, featuring a skylight window and useful storage, making it an ideal principal suite, guest room or home office.

Externally, the property benefits from a private rear garden, mainly laid to lawn, with a hardstanding area to the rear suitable for a shed, all fully enclosed for privacy. To the front, there is driveway parking, adding to the practicality of this attractive family home.

Living Room

11' 4" max x 11' 4" max (3.45m max x 3.45m max)

Kitchen

17' 2" max x 10' 8" max (5.23m max x 3.25m max)

Conservatory

17' 3" max x 10' 11" max (5.26m max x 3.33m max)

Bedroom One

10' 10" max x 10' 5" max (3.30m max x 3.17m max)

Bedroom Two

9' 10" max x 9' 4" max (3.00m max x 2.84m max)

Bedroom Three

6' 11" max x 6' 4" max (2.11m max x 1.93m max)

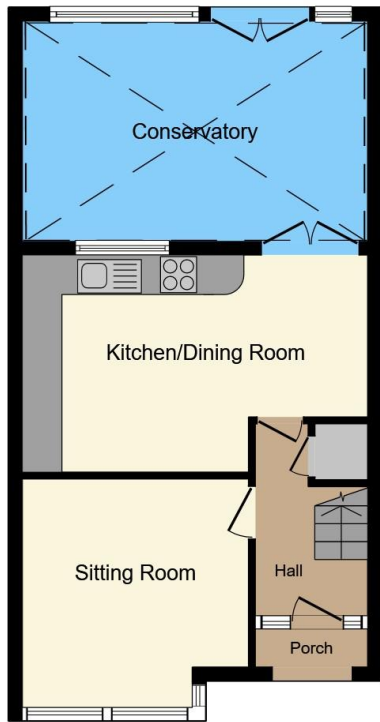
Bathroom

5' 5" max x 9' 2" max (1.65m max x 2.79m max)

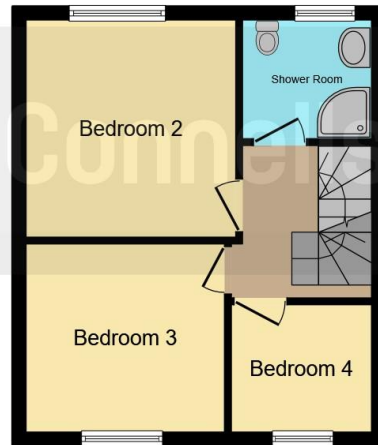
Loft Space

12' 7" max x 9' 1" max (3.84m max x 2.77m max)

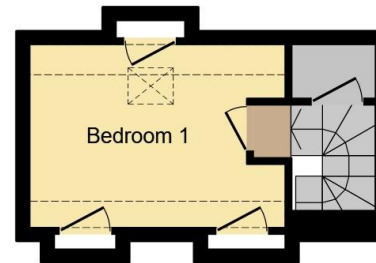




Ground Floor



First Floor



Second Floor

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

To view this property please contact Connells on

T 01494 534 822
E highwycombe@connells.co.uk

1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: C Council Tax
 Band: C

view this property online connells.co.uk/Property/WYC313626

Tenure: Freehold



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