



**Connells**

London Road  
High Wycombe



### Property Description

Presented with no onward chain, this well-maintained first-floor maisonette offers comfortable living in a convenient and popular location. Benefiting from its own private entrance and approximately 92 years remaining on the lease, the home is ideal for first-time buyers, downsizers, or investors.

Inside, a welcoming hallway leads to a spacious living room featuring a charming brick-surround fireplace. There are two generous bedrooms, both with fitted wardrobes, and a fully tiled bathroom with bath and shower over.

A notable advantage is the private rear garden, providing valuable outdoor space for relaxing or entertaining. On-street parking is available to the front.

Situated close to local shops, eateries, leisure facilities, and the much-loved Rye Park, this property offers an attractive blend of comfort, convenience, and community.

### Agents Note:

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition, and services prior to proceeding.

### Reception Room

11' 1" max x 16' 10" max (3.38m max x 5.13m max)

### Kitchen

7' 6" max x 10' 8" max (2.29m max x 3.25m max)

### Bedroom One

10' 9" max x 8' 10" max (3.28m max x 2.69m max)

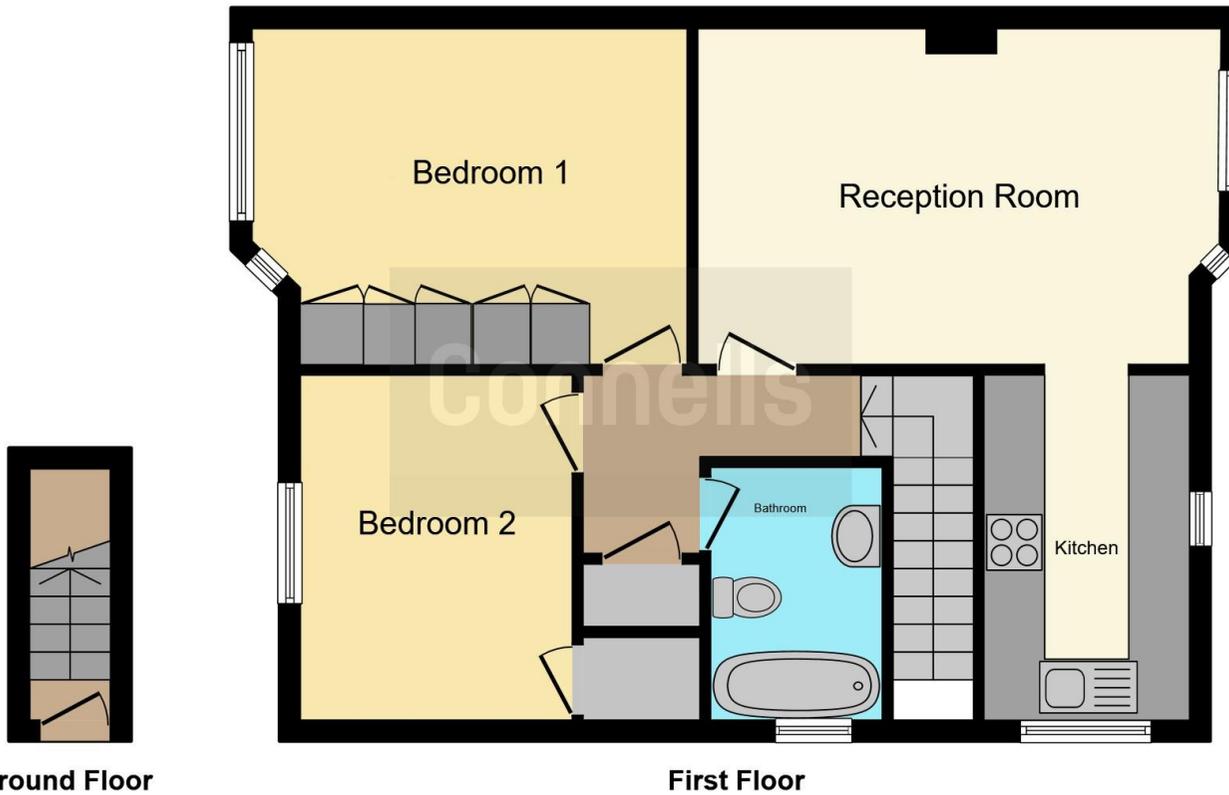
### Bedroom Two

13' 5" max x 11' 2" max (4.09m max x 3.40m max)

### Bathroom

7' 9" max x 5' 7" max (2.36m max x 1.70m 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)

To view this property please contact Connells on

**T 01494 534 822**  
**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: C

Service Charge: Ask Agent

Ground Rent: 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WYC313557](http://connells.co.uk/Property/WYC313557)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 2018. 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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