



Connells

Cedar Terrace
High Wycombe

Cedar Terrace

High Wycombe HP11 2QS

for sale
£350,000



Property Description

A charming 2/3 bedroom terraced home offering spacious and versatile accommodation, conveniently located within easy reach of High Wycombe town centre, local amenities and transport links.

The ground floor comprises two well-proportioned reception rooms, providing flexible living and dining space, together with a fitted kitchen and a modern shower room. The layout offers excellent versatility for modern family living, entertaining or working from home.

To the first floor are two generous double bedrooms, with an additional room accessed via the second bedroom. This adaptable space could be used as a nursery, dressing room, study or occasional third bedroom to suit individual requirements.

Outside, the property benefits from a private rear garden, providing an ideal space for outdoor dining, relaxation and gardening. Permit on-street parking is available for residents.

This attractive home presents an excellent opportunity for first-time buyers, families and investors seeking a property with flexible accommodation in a convenient and established residential location.

Location

Cedar Terrace is conveniently positioned within walking distance of High Wycombe town centre, which offers a wide range of shopping, leisure and dining facilities, including the Eden Shopping Centre.

The property is well placed for commuters, with High Wycombe railway station providing direct services to London Marylebone, while Junction 4 of the M40 is easily accessible for travel to London, Oxford and the wider motorway network.

The area is also served by a selection of well-regarded primary and secondary schools, along with nearby parks and recreational facilities.

Living Room

11' 3" max x 10' 11" max (3.43m max x 3.33m max)

Dining Room

11' 11" max x 10' 11" max (3.63m max x 3.33m max)

Kitchen

11' 1" max x 7' 4" max (3.38m max x 2.24m max)

Shower Room

Bedroom One

11' max x 10' 11" max (3.35m max x 3.33m max)

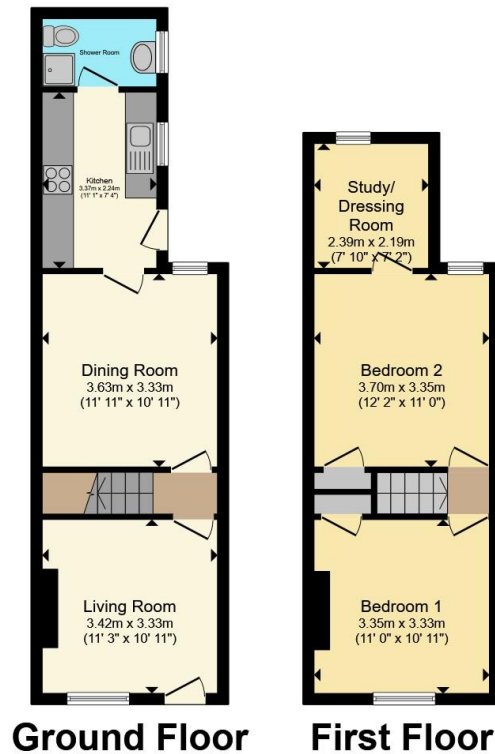
Bedroom Two

12' 2" max x 11' max (3.71m max x 3.35m max)

Study/Dressing Room

7' 10" max x 7' 2" max (2.39m max x 2.18m max)





Total floor area 69.9 m² (753 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: C Council Tax
 Band: B

Tenure: Freehold

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