



Connells

New Road Close
High Wycombe



Property Description

This beautifully refurbished three-bedroom semi-detached home occupies an impressive corner plot within a peaceful cul-de-sac in the highly desirable Sands area of High Wycombe. Thoughtfully updated throughout by the current owners, the property presents stylish, well-balanced accommodation ideal for modern living.

The ground floor welcomes you with a bright entrance hallway and a convenient cloakroom. To the front, a generously sized dining room features a delightful bay window and an attractive decorative brick fireplace (non-functioning), creating a charming setting for family meals or entertaining. The spacious sitting room enjoys lovely views across the private rear garden, offering a versatile and comfortable space to relax. The fitted kitchen provides direct side access into the garden, enhancing everyday practicality.

Upstairs, the property offers three well-proportioned double bedrooms alongside a contemporary family bathroom.

A standout feature of this home is the substantial corner-plot garden—an exceptional outdoor space rarely found in properties of this type and one that truly must be seen to be appreciated.

Local Area

The location is highly convenient, with a regular bus route providing easy access to the town centre and the Booker/Cressex areas. A range of shops and amenities are found within a short distance, and the property also benefits from excellent commuter access via Junction 4 of the M40. Families will appreciate the wide selection of highly regarded schools nearby.

Entrance Hall

Sitting Room

12' 9" max x 12' 7" max (3.89m max x 3.84m max)

Dining Room

13' 3" max x 11' max (4.04m max x 3.35m max)

Kitchen

12' 8" max x 7' 5" max (3.86m max x 2.26m max)

Cloakroom

Bedroom One

12' 8" max x 10' 11" max (3.86m max x 3.33m max)

Bedroom Two

10' 11" max x 10' 10" max (3.33m max x 3.30m max)

Bedroom Three

9' 2" max x 7' 9" max (2.79m max x 2.36m max)

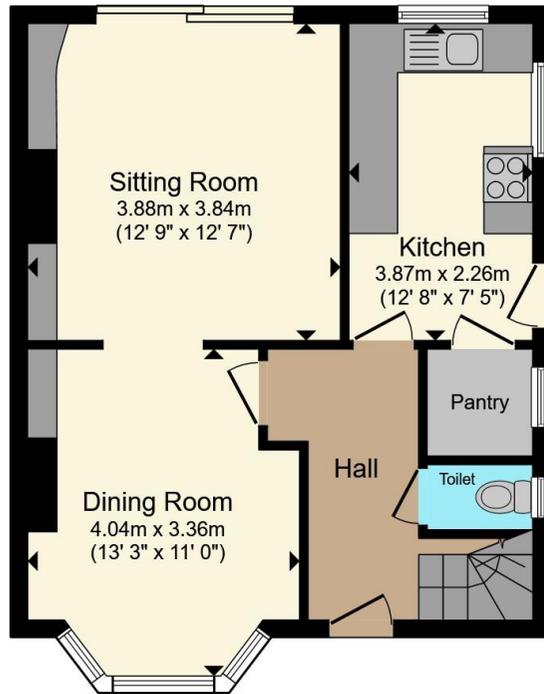
Bathroom

6' 9" max x 5' 11" max (2.06m max x 1.80m max)

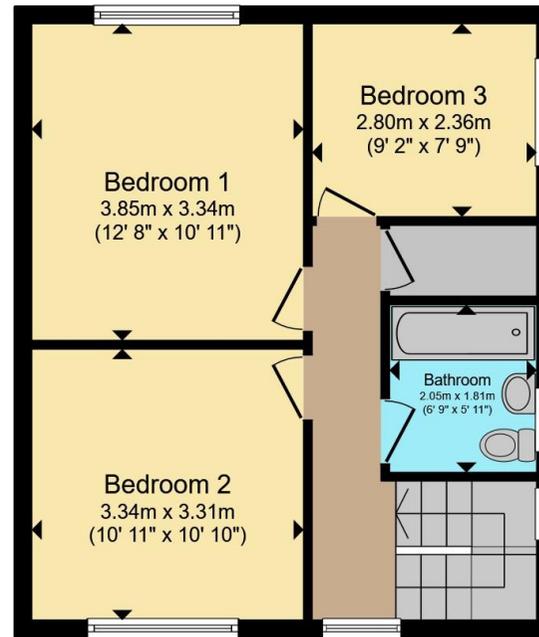








Ground Floor



First Floor

Total floor area 91.6 m² (986 sq.ft.) approx

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EPC Rating: D Council Tax Band: C

Tenure: Freehold

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