



Connells

Cock Lane
HIGH WYCOMBE



Property Description

This attractive semi-detached family home is located on the east side of town, offering a convenient and desirable setting close to local amenities. On approach, the property features a well-maintained front garden and a private driveway providing off-road parking, along with an integral garage for additional storage or vehicle space.

Upon entering, a welcoming porch leads into the entrance hall. To the front aspect, the kitchen is fitted with a range of wall and base units, providing ample storage and workspace, with space for essential white goods and a side access door for added practicality. A downstairs cloakroom includes a WC and wash basin, ideal for family living. To the rear, a spacious living and dining room offers a comfortable and versatile space, complete with a charming brick fireplace and doors opening directly onto the garden, perfect for entertaining or relaxing. The first floor comprises four well-proportioned bedrooms, two of which benefit from fitted wardrobes, offering excellent storage solutions. A family bathroom serves the floor, featuring a bath with overhead shower, WC, and wash basin.

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not

Reception

24' 9" max x 19' 7" max (7.54m max x 5.97m max)

Kitchen

7' 6" max x 17' 4" max (2.29m max x 5.28m max)

Bedroom One

10' 9" max x 9' 6" max (3.28m max x 2.90m max)

Bedroom Two

10' 9" max x 7' 9" max (3.28m max x 2.36m max)

Bedroom Three

8' 6" max x 7' 9" max (2.59m max x 2.36m max)

Bedroom Four

12' 3" max x 8' 6" max (3.73m max x 2.59m max)

Bathroom

6' 2" max x 5' 10" max (1.88m max x 1.78m max)

Outbuilding

18' 6" max x 8' 7" max (5.64m max x 2.62m 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

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: E

view this property online connells.co.uk/Property/WYC313227



Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WYC313227 - 0012