

Connells

Hughenden Road
HIGH WYCOMBE

Hughenden Road
HIGH WYCOMBE HP13 5DT

for sale
£400,000







Property Description

Chain Free and situated in a convenient and sought-after location on Hughenden Road, this beautifully presented two-bedroom home is offered in excellent condition throughout, providing stylish, well-proportioned accommodation that is ready to move straight into.

A side entrance opens into a welcoming hallway, leading to a bright and spacious living room featuring an attractive bay window to the front. The separate dining room provides an ideal space for both everyday living and entertaining and flows seamlessly through to the well-appointed kitchen, fitted with a range of wall and base units together with an integrated oven and hob.

Upstairs, the property offers a generous principal double bedroom and a further well-sized second bedroom. A particular highlight is the beautifully finished family bathroom, thoughtfully designed with a panel-enclosed bath, separate shower cubicle, wash hand basin and WC, creating a stylish and contemporary space.

Outside, the property benefits from off-road parking to the front, with steps leading to the entrance. To the rear, an attractive enclosed garden provides a wonderful outdoor retreat, featuring a paved patio perfect for al fresco dining and entertaining, a lawn with pathway, and an elevated decked area beyond, offering an additional space to relax and enjoy the surroundings.

Offered to the market chain free, this superb home presents an excellent opportunity for first-time buyers, downsizers and investors alike.

Location

Hughenden Road is ideally situated within easy reach of High Wycombe town centre, which offers a wide range of shopping, leisure and dining facilities. High Wycombe railway station provides regular direct services to London Marylebone, making this an excellent choice for commuters. The property is also well placed for local schools, everyday amenities and the beautiful open spaces of Hughenden Park and the surrounding Chiltern Hills, providing excellent opportunities for walking and recreation.

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 proceed.





30 Hughenden Road, HIGH WYCOMBE, HP13 5DT



First Floor
Area: 35.3 m² ... 380 ft²



Ground Floor

Total Area: 75.4 m² ... 811 ft²





To view this property please contact Connells on

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1-3 Queen Victoria Road
HIGH WYCOMBE HP11 1BA

EPC Rating: D

Council Tax Band: C

view this property online connells.co.uk/Property/WYC313256

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.

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