



Connells

Mayhew Crescent
High Wycombe



Property Description

This beautifully presented three-bedroom end-of-terrace residence, one of just three homes in an exclusive terrace, offers stylish and spacious accommodation arranged over three floors, perfectly blending comfort, practicality, and modern living.

The ground floor features a welcoming entrance hall, cloakroom/WC, a contemporary fitted kitchen with induction hob, and an impressive living room with doors opening onto the rear garden, creating a seamless space for entertaining and everyday family life. Underfloor heating throughout the ground floor adds a touch of luxury, complemented by gas central heating throughout the home.

The first floor hosts two generously sized double bedrooms and a well-appointed family bathroom, while the entire second floor is dedicated to a superb principal suite, complete with a private en suite shower room.

Outside, the enclosed rear garden provides a private and versatile outdoor retreat, benefiting from side and rear access, power points, an outside tap, and an electrified shed. A particular highlight is the substantial garage with power, lighting, and water supply, alongside a generous rear driveway, additional side parking, and security lighting.

Ideally situated within easy reach of local amenities, schools, transport links, community facilities, and green open spaces, this exceptional home offers an enviable combination of convenience, space, and quality.

Potential To Extend

Vendor has advised that the property also offers excellent potential for future enlargement, with scope to extend further by adding a front dormer and a rear ground floor extension, subject to the necessary planning permissions and building regulations.

Agents Note

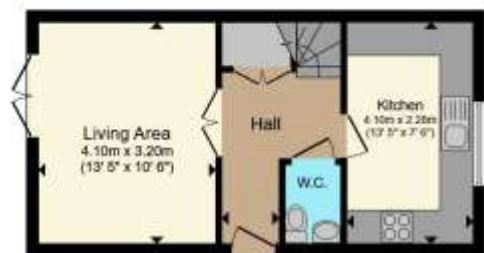
Vendor has advised further advantages include an excellent EPC B rating, fire doors fitted throughout, a British Gas CP12 safety certificate and the remainder of an ABC house/building warranty with approximately 6-7 years remaining. fire/smoke alarms fitted which are hard-wired and linked.

Agents Note

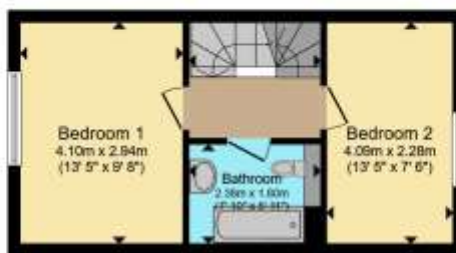
AML Fee - Purchasers

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 go ahead.





Ground Floor



First Floor



Second Floor



Garage

Total floor area 106.7 m² (1,148 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

Connells



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1-3 Queen Victoria Road
HIGH WYCOMBE HP11 1BA

EPC Rating: B Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WYC310216



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