



Connells

Hatters Lane
High Wycombe



Property Description

This well-maintained three-bedroom semi-detached home offers versatile and spacious accommodation, ideally suited to families or buyers seeking flexible living arrangements.

The ground floor features two generous reception rooms: a bright front lounge and a second rear reception currently used as a ground-floor bedroom, providing excellent adaptability for multi-generational living or home working. A modern downstairs bathroom serves this level, along with a well-presented kitchen offering ample storage and worktop space, with direct access to the garden.

Upstairs, the property provides three good-sized bedrooms complemented by a contemporary shower room, making the layout practical for busy households.

Outside, the low-maintenance paved rear garden offers a private and secure space for relaxing or entertaining. The property further benefits from driveway parking to the front.

Presented in good condition throughout, this attractive home delivers comfort, flexibility and convenience in a popular High Wycombe location close to schools, amenities and transport links.

Porch

Reception Room

14' 2" max x 11' 6" max (4.32m max x 3.51m max)

Hallway

Reception Two / Bedroom Four

12' 5" max x 8' 2" max (3.78m max x 2.49m max)

Kitchen

12' 5" max x 9' 7" max (3.78m max x 2.92m max)

Bathroom

11' 9" max x 4' 1" max (3.58m max x 1.24m max)

Landing

Bedroom One

11' 11" max x 10' 3" max (3.63m max x 3.12m max)

Bedroom Two

11' 10" max x 8' 6" max (3.61m max x 2.59m max)

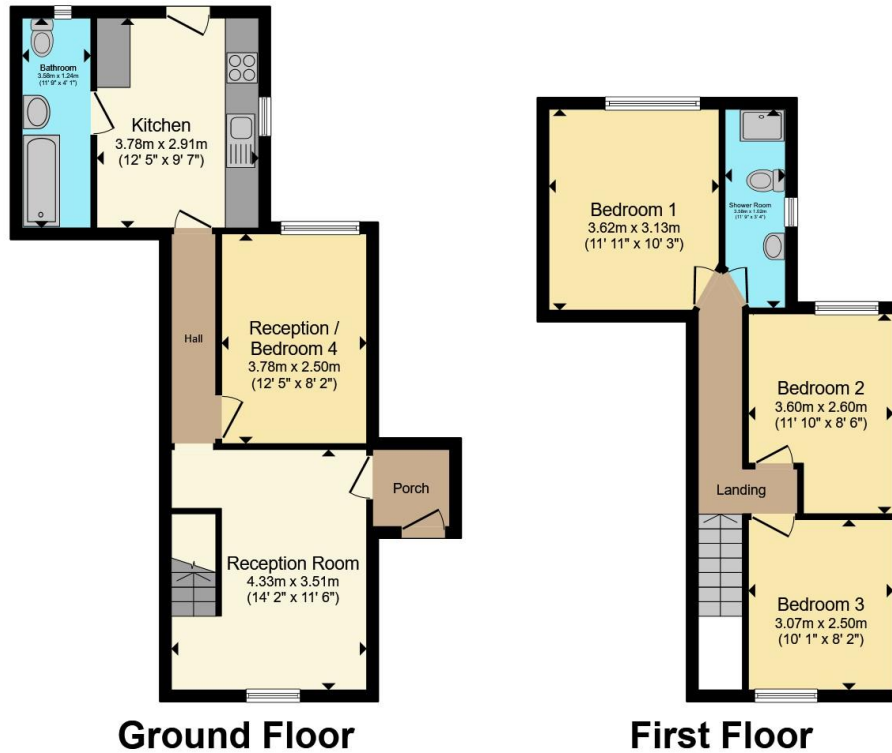
Bedroom Three

10' 1" max x 8' 2" max (3.07m max x 2.49m max)

Shower Room

11' 9" max x 3' 4" max (3.58m max x 1.02m max)





Total floor area 86.4 m² (930 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



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: D Council Tax
 Band: C

view this property online connells.co.uk/Property/WYC313500

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. 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: WYC313500 - 0003