



Connells

Rutland Avenue
High Wycombe



Property Description

Situated on the popular west side of High Wycombe, this one-bedroom end-of-terrace house presents an excellent opportunity for first-time buyers and investors alike.

The ground floor comprises a fitted kitchen with a range of wall and base units, integrated oven and hob, space for white goods, and a useful storage area. The kitchen opens into a comfortable living room, creating a practical and sociable layout. Double doors lead directly to the private rear garden, which features a decked seating area and lawn, offering an ideal space for outdoor dining, entertaining, or relaxing.

Upstairs, the property benefits from a well-proportioned double bedroom with fitted wardrobes, providing ample storage, and a bathroom fitted with a bath, wash basin, and WC.

While requiring some modernisation, the property offers fantastic scope for improvement and the chance to create a stylish home tailored to individual tastes.

Further benefits include on-street parking and a convenient location close to local amenities, schools, parks, and transport links. High Wycombe town centre, the Eden Shopping Centre, and the mainline railway station are all within easy reach, while the nearby M40 provides excellent access for commuters.

Offering great potential in a sought-after location, this charming home is not to be missed.

Living Room / Kitchen

26' 10" max x 9' 10" max (8.18m max x 3.00m max)

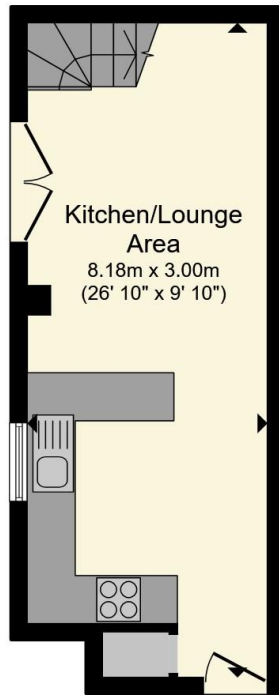
Bedroom

10' max x 10' max (3.05m max x 3.05m max)

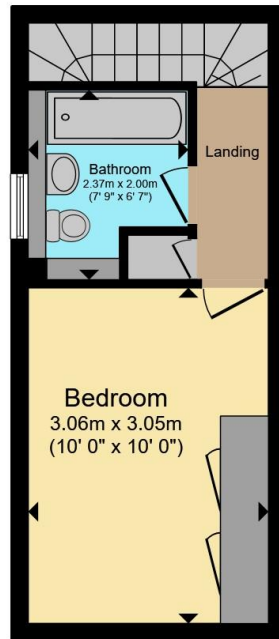
Bathroom

7' 9" max x 6' 7" max (2.36m max x 2.01m max)





Ground Floor



First Floor

Total floor area 46.4 m² (500 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

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EPC Rating: D Council Tax
 Band: B

view this property online connells.co.uk/Property/WYC313555

Tenure: Freehold



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