



Connells

Chequers Avenue
High Wycombe



Property Description

Spacious and versatile family home arranged over three floors, offering well-proportioned accommodation throughout. The ground floor comprises a welcoming entrance hall, a convenient downstairs WC, and stairs rising to the upper floors. To the rear, the impressive open plan living space provides a modern fitted kitchen with integrated white goods, flowing seamlessly into the reception area, with double doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining.

The first floor features the principal bedroom, complete with fitted wardrobes and a private en-suite shower room, together with a second generous reception room benefiting from its own private balcony. The second floor offers three further bedrooms, providing flexible accommodation for growing families, guests or those working from home, alongside a family bathroom serving this level.

Externally, the property enjoys an enclosed rear garden with a patio area and lawn, as well as gated rear access. Further benefits include two allocated parking spaces.

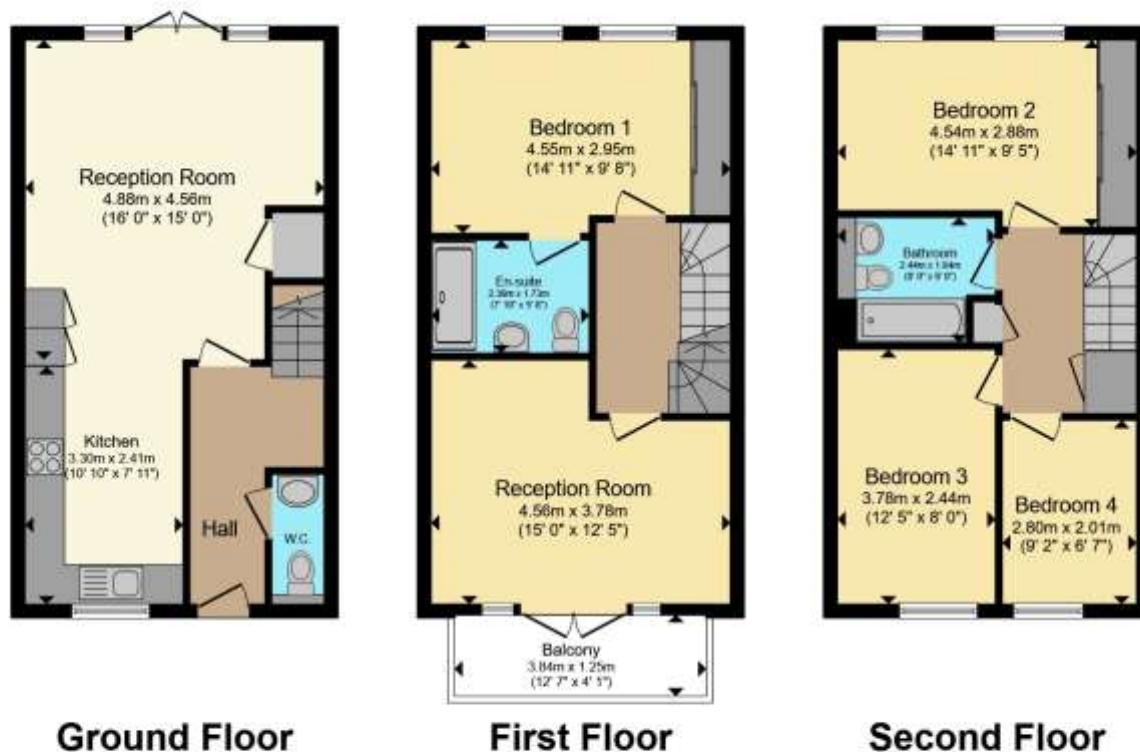
Location

Conveniently situated on the eastern side of High Wycombe, within easy reach of the town centre, which offers a wide range of shopping, leisure and dining facilities. High Wycombe railway station provides regular services to London Marylebone, making the area particularly attractive for commuters. The property is also well placed for local schools, parks and everyday amenities, with excellent road connections via the A40 and M40 providing access to London, Oxford and the wider motorway network.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.

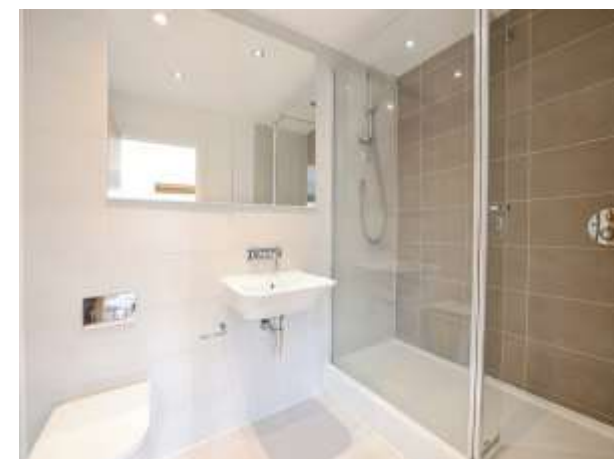




Total floor area 117.8 m² (1,268 sq.ft.) approx

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



To view this property please contact Connells on

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1-3 Queen Victoria Road
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EPC Rating: C Council Tax
Band: E

view this property online connells.co.uk/Property/WYC313846

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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Property Ref: WYC313846 - 0004