



**Connells**

John North Close  
High Wycombe

# John North Close High Wycombe HP11 1FQ

for sale  
**£450,000**



## Property Description

This well-presented four-bedroom townhouse offers spacious and versatile accommodation arranged over three floors, making it an ideal family home. The ground floor comprises a welcoming entrance hall, a fitted kitchen with a range of wall and base level units, integrated oven and hob, and space for white goods. To the rear is a generous reception room with doors opening onto the garden, creating an excellent space for both everyday living and entertaining. A convenient downstairs WC completes the ground floor accommodation.

On the first floor, the principal bedroom benefits from fitted wardrobes and an en-suite shower room, alongside a second double bedroom. The second floor provides two further well-proportioned bedrooms, one of which features useful storage, and a family bathroom serving this level.

Externally, the property benefits from residents' permit parking and an enclosed rear garden comprising a patio area, lawn and garden shed, offering an attractive outdoor space with room for relaxation and family activities.

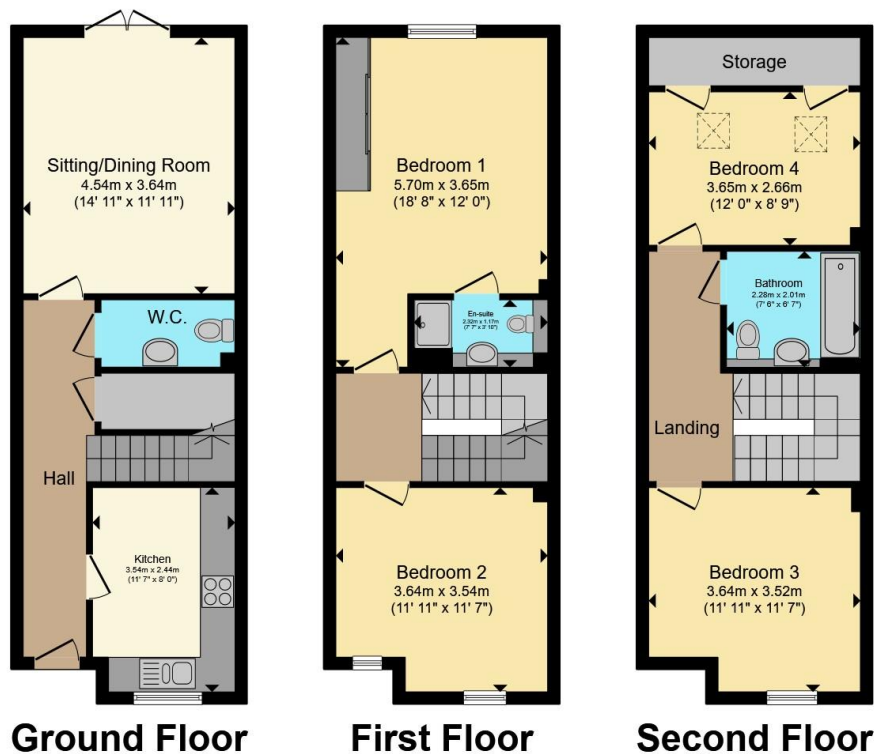
John North Close is conveniently situated within easy reach of High Wycombe town centre, where a wide range of shops, restaurants, cafés and leisure facilities can be found. The area is well served by local schools and excellent transport links, including High Wycombe railway station with direct services to London Marylebone. The A404 and M40 motorway are also readily accessible, making the location particularly appealing for commuters.

## 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.





Total floor area 122.3 m<sup>2</sup> (1,317 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01494 534 822**  
**E [highwycombe@connells.co.uk](mailto:highwycombe@connells.co.uk)**

1-3 Queen Victoria Road  
 HIGH WYCOMBE HP11 1BA

EPC Rating: B Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/WYC313869](http://connells.co.uk/Property/WYC313869)**

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WYC313869 - 0003