



Connells

Cock Lane  
HIGH WYCOMBE



### Property Description

This attractive semi-detached family home is located on the east side of town, offering a convenient and desirable setting close to local amenities. On approach, the property features a well-maintained front garden and a private driveway providing off-road parking, along with an integral garage for additional storage or vehicle space.

Upon entering, a welcoming porch leads into the entrance hall. To the front aspect, the kitchen is fitted with a range of wall and base units, providing ample storage and workspace, with space for essential white goods and a side access door for added practicality. A downstairs cloakroom includes a WC and wash basin, ideal for family living. To the rear, a spacious living and dining room offers a comfortable and versatile space, complete with a charming brick fireplace and doors opening directly onto the garden, perfect for entertaining or relaxing. The first floor comprises four well-proportioned bedrooms, two of which benefit from fitted wardrobes, offering excellent storage solutions. A family bathroom serves the floor, featuring a bath with overhead shower, WC, and wash basin.

Externally, the property boasts a large, enclosed rear garden, mainly laid to lawn and bordered by mature trees and hedges.

Locally, this home benefits from nearby bus stops and local shops. The town centre and High Wycombe railway station are both within approximately 1.5 miles, offering easy access to transport, shopping and leisure amenities.

### Reception

24' 9" max x 19' 7" max (7.54m max x 5.97m max)

### Kitchen

7' 6" max x 17' 4" max (2.29m max x 5.28m max)

### Bedroom One

10' 9" max x 9' 6" max (3.28m max x 2.90m max)

### Bedroom Two

10' 9" max x 7' 9" max (3.28m max x 2.36m max)

### Bedroom Three

8' 6" max x 7' 9" max (2.59m max x 2.36m max)

### Bedroom Four

12' 3" max x 8' 6" max (3.73m max x 2.59m max)

### Bathroom

6' 2" max x 5' 10" max (1.88m max x 1.78m max)

### Outbuilding

18' 6" max x 8' 7" max (5.64m max x 2.62m max)





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.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: E

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Tenure: Freehold



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Property Ref: WYC313227 - 0006