



Connells

Hughenden Road
HIGH WYCOMBE



Property Description

Situated in a convenient and highly sought-after location on Hughenden Road, this beautifully presented two-bedroom home is offered in fantastic condition throughout and provides stylish, ready-to-move-into accommodation. The property benefits from a side entrance leading into a welcoming hallway, with a bright and spacious living room featuring an attractive bay window to the front aspect. The dining room is positioned centrally within the home, creating an excellent space for entertaining and seamlessly leading through to the well-appointed kitchen, which is fitted with a range of wall and base units and incorporates an integrated oven and hob.

Upstairs, the property boasts a generous double principal bedroom together with a second good-sized bedroom. The stunning family bathroom has been thoughtfully designed and comprises a panel-enclosed bath, separate shower cubicle, wash hand basin and WC, creating a luxurious and contemporary finish.

Externally, the property benefits from an off-road parking space to the front, with steps leading to the entrance. The enclosed rear garden is a particular feature, offering a paved seating area ideal for outdoor dining and entertaining, a lawn with pathway leading to an elevated decked area, providing an attractive space to relax and enjoy the outdoors.

Location

Hughenden Road is ideally situated within easy reach of High Wycombe town centre, which offers a wide range of shopping, leisure and dining facilities. High Wycombe railway station provides regular direct services to London Marylebone, making this an excellent choice for commuters. The property is also well placed for local schools, everyday amenities and the beautiful open spaces of Hughenden Park and the surrounding Chiltern Hills, providing excellent opportunities for walking and recreation.



Entrance Hall

Living Room

11' 11" max x 10' 2" max (3.63m max x 3.10m max)

Dining Room

11' 11" max x 11' 1" max (3.63m max x 3.38m max)

Kitchen

8' 10" max x 8' 9" max (2.69m max x 2.67m max)

Utility

WC

Bedroom One

11' 11" max x 10' 6" max (3.63m max x 3.20m max)

Bedroom Two

8' 10" max x 8' 5" max (2.69m max x 2.57m max)

Bathroom

8' 2" max x 8' 4" max (2.49m max x 2.54m max)

Agents Note

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 proceed.



30 Hughenden Road, HIGH WYCOMBE, HP13 5DT



First Floor
Area: 35.3 m² ... 380 ft²



Ground Floor
Total Area: 75.4 m² ... 811 ft²



To view this property please contact Connells on

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1-3 Queen Victoria Road
HIGH WYCOMBE HP11 1BA

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

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