



**Connells**

**79  
Dashwood Avenue  
High Wycombe**



### Property Description

This charming three-bedroom end-of-terrace home is rich in character and offers excellent potential for those looking to create a bespoke home. Set in a Victorian-style property, it blends period charm with exciting scope for modernisation.

A side entrance leads into a welcoming hallway with stairs straight ahead. To the front, a bright reception room features a bay window, while a separate dining room provides additional living space and benefits from under-stairs storage and a side window. The kitchen offers good space for white goods and leads to a small hallway with rear access and a ground-floor bathroom.

Upstairs, the principal bedroom enjoys another bay window along with built-in storage. The second bedroom benefits from a dual aspect, while the third bedroom is ideal as a child's room, home office, or guest space.

Outside, the rear garden is mainly laid to lawn with a pathway running to the far end, providing a generous outdoor space ready for landscaping or further enhancement.

Although the property requires modernisation, it represents a fantastic opportunity for a buyer to add value and personalise throughout.

Conveniently located less than one mile from the town centre, the home is within easy reach of shops, amenities, and regular bus routes, making it an attractive option for families, commuters, and first-time buyers alike.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Living Room

13' 8" max x 11' 9" max (4.17m max x 3.58m max)

Bay window to front aspect. Radiator.

## Dining Room

11' 10" max x 11' 4" max (3.61m max x 3.45m max)

Windows to side and rear aspect. Radiator. Under stairs cupboard.

## Kitchen

8' 11" max x 8' 3" max (2.72m max x 2.51m max)

Side aspect window. Wall and base units. Gas cooker. Plumbing for washing machine. Extractor fan. Wall mounted boiler.



## Bedroom One

14' 1" max x 11' 10" max (4.29m max x 3.61m max)

Bay window to front aspect. Built in storage. Radiator.



## Bedroom Two

11' 2" max x 8' 10" max (3.40m max x 2.69m max)

Windows to side and rear aspect. Radiator.

## Bedroom Three

8' 11" max x 8' 3" max (2.72m max x 2.51m max)

Window to rear aspect. Radiator.



**Ground Floor**

**First Floor**

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: C

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