



**Connells**

Lower Furney Close  
High Wycombe

# Lower Furney Close High Wycombe HP13 6XQ

for sale offers over  
**£170,000**



## Property Description

This well-presented one-bedroom first-floor maisonette, offered with approximately 85 years remaining on the lease, provides thoughtfully arranged accommodation in a convenient High Wycombe location.

A private entrance leads upstairs to the first floor, where a bright and welcoming living room opens into the kitchen, creating a sociable and practical layout. The bedroom benefits from fitted wardrobes, while the bathroom includes a bath, WC and wash basin.

The property also enjoys an allocated parking space and access to a communal garden, offering pleasant outdoor space with minimal upkeep.

Lower Furney Close is well-positioned for everyday amenities, with nearby shops, services and green spaces all within easy reach. The area is served by local schools and transport connections, helping make daily life straightforward and well-connected.

For commuters, High Wycombe Railway Station is just 0.58 miles away, providing excellent links into London and neighbouring towns.

With its convenient setting, practical layout and low-maintenance lifestyle, this maisonette is an appealing choice for first-time buyers, investors or anyone seeking a comfortable home near key amenities.

## Entrance Hall

## Living Room

13' max x 10' max (3.96m max x 3.05m max)

## Kitchen

11' 10" max x 6' 3" max (3.61m max x 1.91m max)

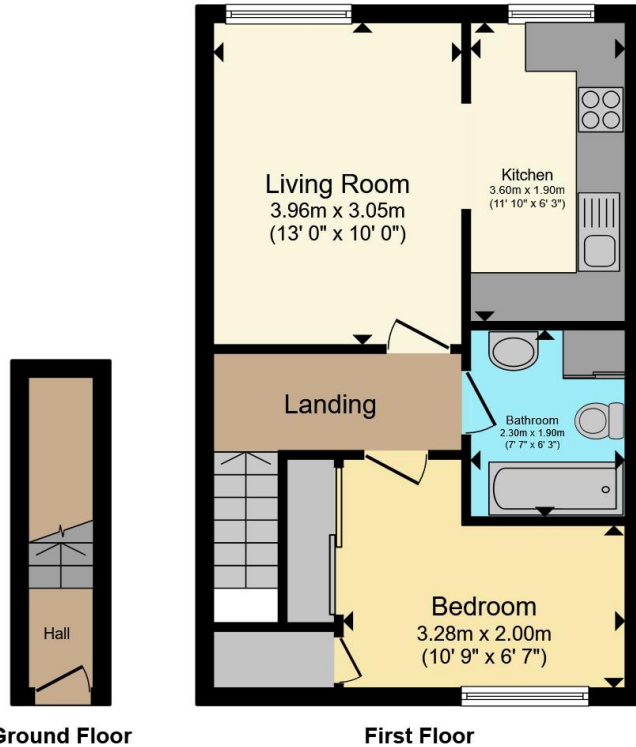
## Bedroom

10' 9" max x 6' 7" max (3.28m max x 2.01m max)

## Bathroom

7' 7" max x 6' 3" max (2.31m max x 1.91m max)





Total floor area 44.3 m<sup>2</sup> (477 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  
HIGH WYCOMBE HP11 1BA

EPC Rating: D Council Tax  
Band: B

Service Charge:  
1620.00

Ground Rent:  
120.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WYC313319](https://www.connells.co.uk/Property/WYC313319)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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