



**Connells**

Rupert Avenue  
High Wycombe



### Property Description

Here's the updated description with nearby transport details smoothly incorporated:

Situated on the sought-after Rupert Avenue, this delightful three-bedroom semi-detached home presents an excellent opportunity to create a wonderful family residence. Set within a private road in the heart of Cressex, the property is ideally located for families, with highly regarded schools just a short walk away.

The accommodation comprises two reception rooms, a fitted kitchen and a conservatory, alongside three bedrooms and a shower room. Externally, the property benefits from a generous rear garden, ideal for family living.

The location is particularly convenient for commuters, with High Wycombe railway station offering direct services to London Marylebone, and easy access to the M40 providing excellent road links to London, Oxford and the wider motorway network.

Offered with vacant possession and no onward chain, this is a rare opportunity to secure a home in a peaceful and prestigious location, while remaining close to local amenities, schools and transport links. Early viewing is highly recommended.

### Entrance Porch

### Entrance Hall

With stairs to first floor. Storage cupboard. Doors to:

### Living Room

12' 10" max x 14' 2" max (3.91m max x 4.32m max)

### Dining Room

11' 4" max x 11' 6" max (3.45m max x 3.51m max)

### Kitchen

7' 10" max x 8' 2" max (2.39m max x 2.49m max)

### Conservatory

8' 9" max x 16' 1" max (2.67m max x 4.90m max)

### Landing

### Bedroom One

13' 11" max x 10' 10" max (4.24m max x 3.30m max)

With bay window and fitted wardrobes.

### Bedroom Two

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

### Bedroom Three

7' 11" max x 8' 3" max (2.41m max x 2.51m max)

Currently used as a utility room.

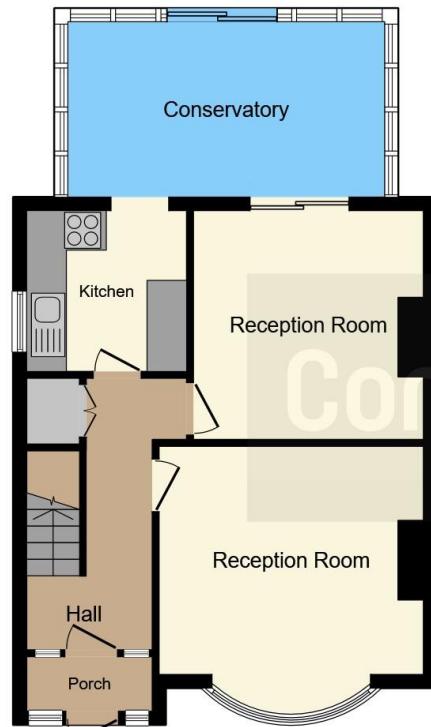
## Shower Room

5' 4" max x 6' 9" max (1.63m max x 2.06m max)

## Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition, and services prior to proceeding.





**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)

To view this property please contact Connells on

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

1-3 Queen Victoria Road  
 HIGH WYCOMBE HP11 1BA

EPC Rating: D    Council Tax  
 Band: D

view this property online [connells.co.uk/Property/WYC313022](http://connells.co.uk/Property/WYC313022)



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: WYC313022 - 0007