



Connells

New Road Close
High Wycombe



Property Description

This beautifully refurbished three-bedroom semi-detached home sits on an impressive corner plot within a peaceful cul-de-sac in the highly sought-after Sands area of High Wycombe. Thoughtfully updated throughout by the current owners, it offers stylish, well-balanced accommodation perfectly suited to modern living.

The ground floor features a bright entrance hall with a convenient cloakroom. To the front, a spacious dining room with a charming bay window and decorative (non-functioning) brick fireplace provides an inviting space for family meals or entertaining. The generous sitting room enjoys attractive views over the private rear garden, creating a comfortable and versatile place to relax. The fitted kitchen offers direct side access to the garden, adding to the home's everyday practicality.

Upstairs, the property boasts three well-proportioned double bedrooms, all served by a contemporary family bathroom.

A standout highlight is the substantial corner-plot garden—an exceptional outdoor space rarely available with properties of this type and truly a feature that must be seen to be fully appreciated.

Local Area

The location is highly convenient, with a regular bus route providing easy access to the town centre and the Booker/Cressex areas. A range of shops and amenities are found within a short distance, and the property also benefits from excellent commuter access via Junction 4 of the M40.

Families will appreciate the wide selection of highly regarded schools nearby.

Entrance Hall

Sitting Room

12' 9" max x 12' 7" max (3.89m max x 3.84m max)

Dining Room

13' 3" max x 11' max (4.04m max x 3.35m max)

Kitchen

12' 8" max x 7' 5" max (3.86m max x 2.26m max)

Cloakroom

Bedroom One

12' 8" max x 10' 11" max (3.86m max x 3.33m max)

Bedroom Two

10' 11" max x 10' 10" max (3.33m max x 3.30m max)

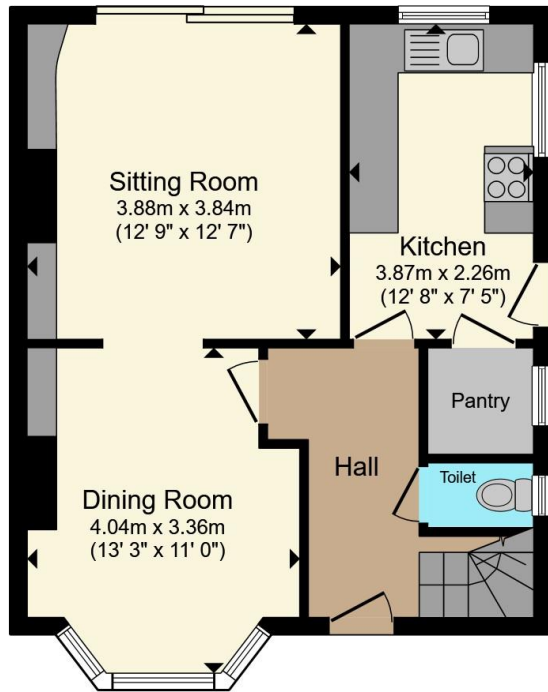
Bedroom Three

9' 2" max x 7' 9" max (2.79m max x 2.36m max)

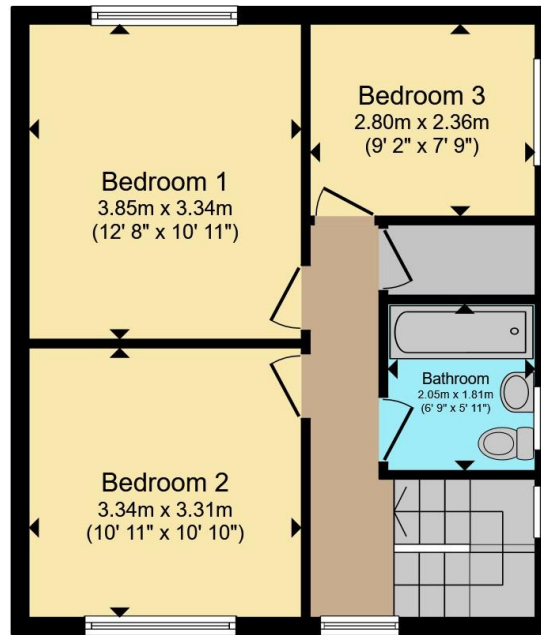
Bathroom

6' 9" max x 5' 11" max (2.06m max x 1.80m max)





Ground Floor



First Floor

Total floor area 91.6 m² (986 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



To view this property please contact Connells on

T 01494 534 822
E highwycombe@connells.co.uk

1-3 Queen Victoria Road
HIGH WYCOMBE HP11 1BA

EPC Rating: D Council Tax
Band: C

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Tenure: Freehold



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