

Connells

Hawthorne Road
High Wycombe

Hawthorne Road
High Wycombe HP13 7EU

for sale offers in excess of
£425,000







Property Description

This well-presented home on Hawthorne Road offers spacious, versatile accommodation ideal for families or those seeking modern open-plan living. An entrance porch leads into a comfortable living room, flowing through to an attractive open-plan kitchen and dining area. Upstairs, the property features three well-proportioned bedrooms, a family bathroom, and a separate WC. A practical garden/utility room provides additional storage and convenience.

The property benefits from driveway parking, a front garden, and an enclosed rear garden with a patio area and lawn—perfect for outdoor dining and relaxation. Offered with no onward chain, it presents a straightforward, ready-to-go purchase.

Located in a well-connected residential area, the home sits close to a range of local amenities including convenience stores, supermarkets, and everyday services within 0.5 miles. Families will appreciate the choice of nearby schools such as Beechview Academy (0.5 miles), Ash Hill Primary School (0.6 miles), Kings Wood School and Nursery (0.7 miles), and The Highcrest Academy (0.6 miles) for secondary education.

Agents Note:

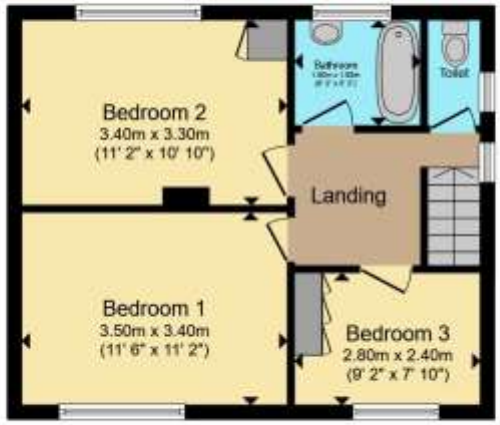
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



First Floor



Outbuilding





Total floor area 92.0 m² (991 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

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

view this property online connells.co.uk/Property/WYC313646

Tenure: Freehold

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.