



Connells

Queens Road  
High Wycombe



### Property Description

Situated in a convenient and well-established residential area, this versatile 2/3 bedroom home on Queens Road offers flexible accommodation ideal for a range of buyers.

The property features a bay-fronted reception room to the front, which can also be utilised as a third bedroom, providing excellent adaptability for home working or guest space. The kitchen benefits from integral washing machine, dishwasher, oven & hob. To the first floor, the main bedroom benefits from an attractive bay window, creating a bright and airy feel, alongside a further well-proportioned bedroom. The family bathroom is fitted with both a bath and separate shower, catering to modern living needs.

Externally, the rear garden has been designed with low maintenance in mind, boasting a decked area perfect for outdoor seating and entertaining.

Queens Road is conveniently located for access to High Wycombe town centre, offering a wide range of shopping, dining, and leisure facilities. The mainline train station is approximately a 10 minute walk, providing regular rail connections into London. The area also benefits from nearby parks, well-regarded schools, and easy access to the M40, making it an ideal choice for commuters and families alike.

### Entrance Hall

### Reception Room

12' 11" max x 11' 2" max (3.94m max x 3.40m max)

### Living Room

11' 10" max x 11' 9" max (3.61m max x 3.58m max)

### Kitchen / Dining Room

22' 2" max x 7' 3" max (6.76m max x 2.21m max)

### Bedroom One

12' 11" max x 11' 2" max (3.94m max x 3.40m max)

### Bedroom Two

11' 10" max x 8' 4" max (3.61m max x 2.54m max)

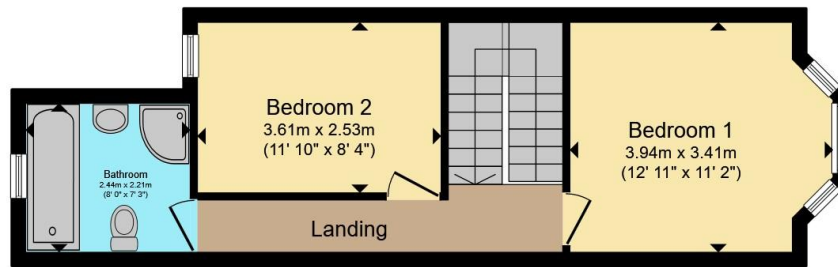
### Bathroom

8' max x 7' 3" max (2.44m max x 2.21m max)





**Ground Floor**



**First Floor**

Total floor area 82.9 m<sup>2</sup> (893 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](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: C

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Tenure: Freehold



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