



Connells

Newmer Road
High Wycombe



Property Description

Presented in excellent condition throughout, this wonderful home is ready for immediate occupation and must be viewed to be fully appreciated.

Situated in a popular residential area close to local amenities, highly regarded schools, Booker Common and excellent transport links, this beautifully presented and extended four-bedroom semi-detached family home offers spacious and versatile accommodation throughout.

The accommodation comprises an inviting living room featuring a charming bay window, creating a bright and welcoming space to relax. To the rear, a superb 22' reception room provides excellent family and entertaining space, with doors opening directly onto the rear garden.

The spacious kitchen/diner is fitted with a range of wall and base units together with integral appliances, providing a practical and sociable hub of the home. A ground floor bedroom offers flexibility for multi-generational living, guests or a home office.

On the first floor are three further bedrooms and a family bathroom fitted with a shower, bath, WC and wash hand basin.

Externally, the property benefits from a generous rear garden which is fully enclosed and predominantly laid to lawn, complemented by a patio area ideal for outdoor dining and entertaining. To the front, a driveway provides off-road parking and is bordered by mature hedging, creating an attractive approach to the property.

Location

The property enjoys a convenient location close to local shops, supermarkets and everyday amenities, with nearby bus routes providing access to High Wycombe town centre and surrounding areas.

Particularly well placed for families, with a number of well-regarded schools within easy reach including Chepping View Academy, John Hampden Grammar school and Wycombe High School.

Booker Common is within easy reach, offering attractive open green space, woodland walks and recreational opportunities.

Junction 4 of the M40 motorway is also nearby, providing excellent commuter links to London, Oxford and the Midlands.

Entrance Hall

Living Room

13' 4" max x 10' 10" max (4.06m max x 3.30m max)

Reception Room

22' 8" max x 10' 8" max (6.91m max x 3.25m max)

Kitchen / Dining Room

19' max x 17' 6" max (5.79m max x 5.33m max)

Bedroom Four

11' 10" max x 8' 9" max (3.61m max x 2.67m max)

Landing

Bedroom One

13' max x 11' 4" max (3.96m max x 3.45m max)

Bedroom Two

11' 5" max x 10' 7" max (3.48m max x 3.23m max)

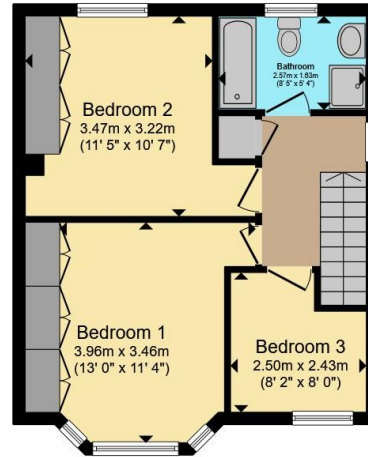
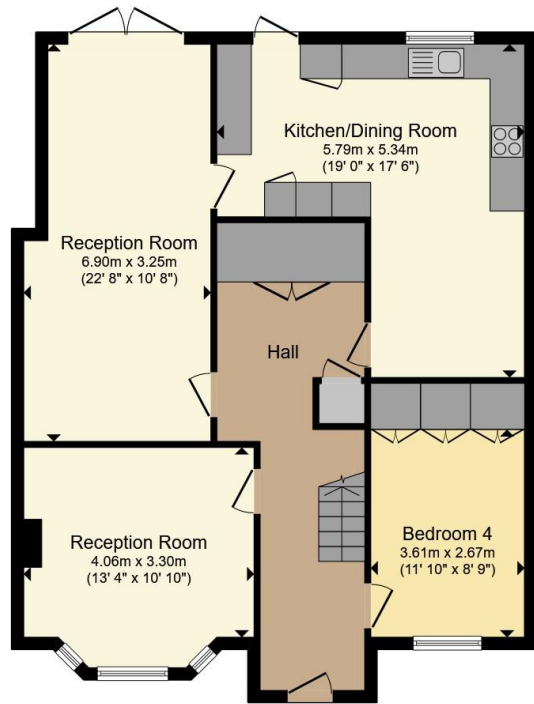
Bedroom Three

8' 2" max x 8' max (2.49m max x 2.44m max)

Bathroom

8' 5" max x 5' 4" max (2.57m max x 1.63m max)





Total floor area 132.8 m² (1,430 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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EPC Rating: C Council Tax
Band: E

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Tenure: Freehold



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