



Connells

Hithercroft Road
High Wycombe



Property Description

Situated in the highly desirable residential area of High Wycombe, Hithercroft Road offers an exciting opportunity for buyers looking to create a home to their own specification.

Providing spacious and well-balanced accommodation throughout, the property features a practical layout with bright and versatile living areas, complemented by the convenience of a ground-floor WC. While the home would benefit from modernisation and refurbishment, it presents a solid foundation with excellent scope to enhance, improve and add value.

Externally, the property enjoys a private driveway leading to a garage, offering ample off-street parking, together with useful external storage facilities. The rear garden provides plenty of potential for landscaping, outdoor entertaining or future extension, subject to the necessary planning permissions, making it ideal for families and those seeking to tailor a property to their individual needs.

Conveniently positioned close to a wide range of local amenities, including shops, supermarkets and leisure facilities, the property also benefits from easy access to High Wycombe town centre and its mainline railway station, providing excellent transport links. A selection of well-regarded schools for all age groups are located nearby, further enhancing the home's appeal. Combining a sought-after location with outstanding potential, this is a fantastic opportunity to acquire a property that can be transformed into a superb long-term family home.

Entrance Hall

Downstairs Wc

Reception

13' 9" max x 12' 6" max (4.19m max x 3.81m max)

Kitchen/Dining Room

20' 10" max x 10' 6" max (6.35m max x 3.20m max)

First Floor Landing

Bedroom One

13' 11" max x 10' 4" max (4.24m max x 3.15m max)

Bedroom Two

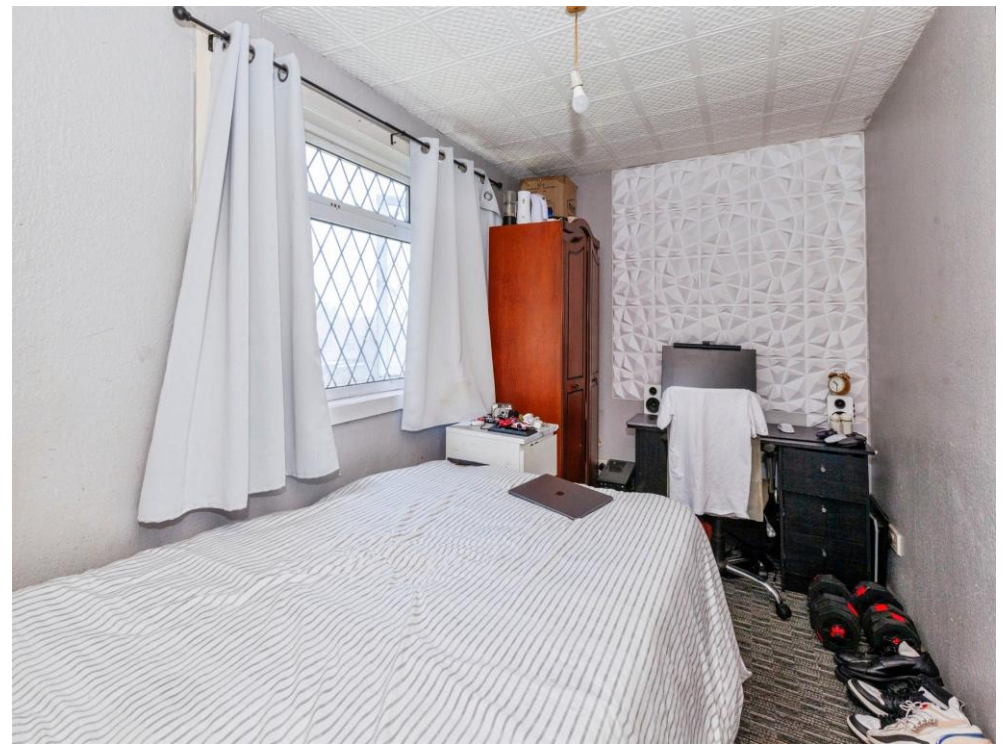
10' 4" max x 10' 2" max (3.15m max x 3.10m max)

Bedroom Three

11' 2" max x 7' 3" max (3.40m max x 2.21m max)

Bathroom

9' 2" max x 4' 3" max (2.79m max x 1.30m max)





Total floor area 91.2 m² (982 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

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

1-3 Queen Victoria Road
HIGH WYCOMBE HP11 1BA

EPC Rating: C Council Tax
Band: C

view this property online connells.co.uk/Property/WYC313203

Tenure: Freehold



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Property Ref: WYC313203 - 0005