



Connells

Newmer Road
High Wycombe



Property Description

Presented in excellent condition throughout and ready to move straight into, this superb four-bedroom semi-detached family home offers spacious, versatile accommodation in a highly sought-after residential location. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Ideally situated close to local amenities, highly regarded schools, Booker Common and excellent transport links, the property has been thoughtfully extended to create a comfortable and flexible family home.

The welcoming living room features a charming bay window that fills the space with natural light, while to the rear a fantastic 22ft reception room provides an impressive area for family living and entertaining, with direct access to the garden.

The well-appointed kitchen/dining room is fitted with a range of contemporary wall and base units, complemented by integrated appliances, creating a practical and sociable heart of the home. A ground-floor bedroom adds valuable flexibility and could be used as guest accommodation, a home office or for multi-generational living.

Upstairs, there are three further bedrooms and a family bathroom comprising a bath, separate shower, WC and wash hand basin.

Outside, the property benefits from a generous, fully enclosed rear garden, ideal for families and outdoor entertaining. To the front, a private driveway provides convenient off-road parking.

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.

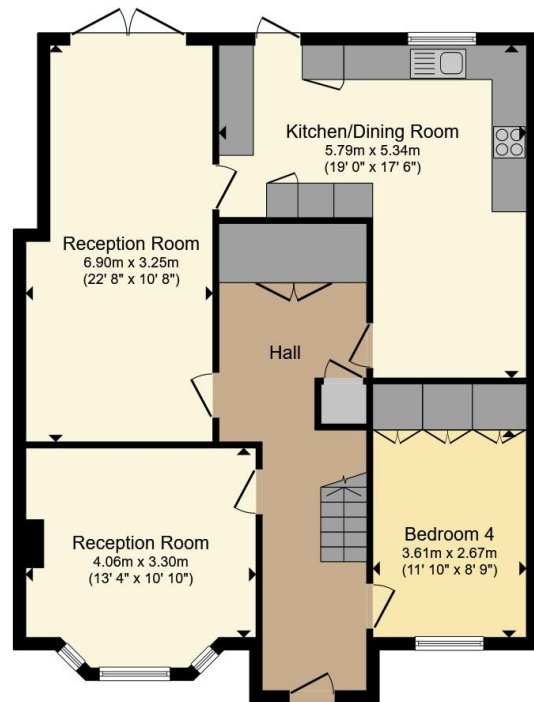
Booker Common is within easy reach, offering attractive open green space, woodland walks and recreational opportunities.

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

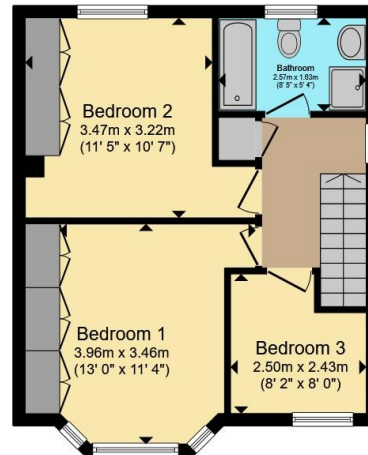
Agents Note:

Please note that the AML fee covers 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

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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1-3 Queen Victoria Road
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EPC Rating: C Council Tax
 Band: E

view this property online connells.co.uk/Property/WYC313745

Tenure: Freehold



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