

Connells

New Road
High Wycombe

New Road
High Wycombe HP12 4RH

for sale
£460,000







Property Description

Offered to the market with no onward chain, this substantial three-bedroom detached home presents an excellent opportunity for buyers looking to create a property tailored to their own tastes and requirements. Sold as seen and requiring modernisation throughout, the property offers generous and versatile accommodation extending to approximately 1,465 sq. ft.

The ground floor features a spacious living/dining room, two further reception rooms providing flexible living space, a study, two kitchens and two shower rooms, offering potential for a variety of uses subject to any necessary consents. Upstairs, there are three bedrooms, a family bathroom and a separate WC.

Externally, the property benefits from a good-sized rear garden, ideal for families and outdoor entertaining, while the front provides driveway parking for several vehicles.

Situated on New Road, the property is conveniently located for local amenities, schools, transport links and High Wycombe town centre.

Requiring updating throughout, this is a rare opportunity to acquire a detached home with significant potential in a well-connected residential location.

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.

Agents Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regard to any specific requirements before proceeding







Ground Floor



First Floor





Total floor area 136.1 m² (1,465 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: D

Tenure: Freehold

The Property Ombudsman

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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.