



21 Coningsby Road, High Wycombe, Buckinghamshire, HP13 5NX Asking price £450,000 *Freehold*

A standard three-bedroom semi-detached family home has been extended previously to create a self-contained basement annex.

- Three-bedroom semi-detached home
- Self-contained ground floor annex
- Driveway parking
- In need of some modernisation
- Walking distance to town centre and train station
- Offered with no onward chain
- Two reception rooms
- Enclosed rear garden
- Potential to extend (subject to planning)
- Modern family bathroom
- EPC: E

This standard three-bedroom semi-detached family home has been extended previously to create a self-contained basement annex giving the property a further bedroom and kitchen.

The property in brief boasts; a porch, entrance hall, lounge, dining room, fitted kitchen, two double bedrooms and a further single bedroom and modern family bathroom. The basement annex boasts; a kitchen, shower room, cloakroom, and double bedroom.

The property is offered to the market chain free and has the potential to be further extended (subject to planning).

Council Tax band C. EPC band E.

Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the

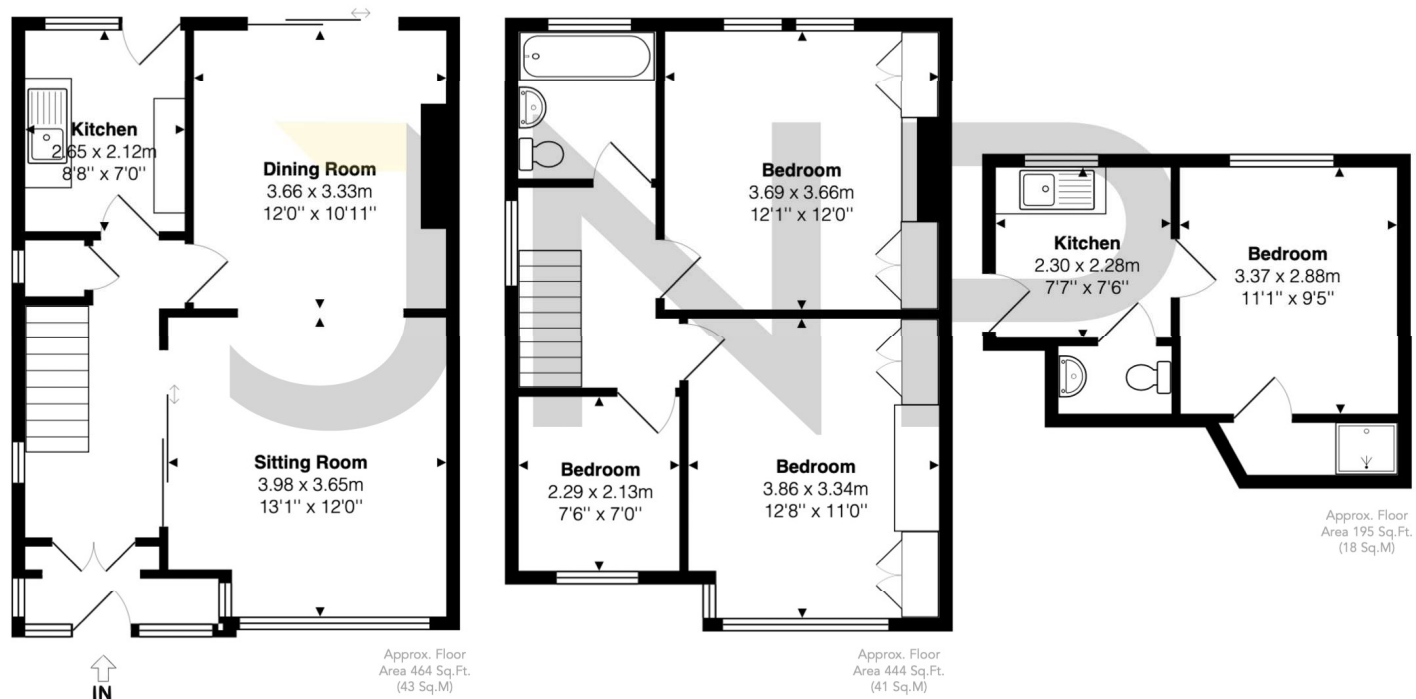
recommended provider. The ancillary service provider may be an associated company of JNP Estate Agents Ltd.

AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.



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The approximate total area for the elements of the property represented on the floorplan is 103 SqM (1103 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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