



59a Coningsby Road, High Wycombe, Buckinghamshire, HP13 5NY

Asking price £425,000 *Freehold*

Situated very central to High Wycombe town centre is this beautifully presented, three-bedroom, semi-detached property located on a desirable road within High Wycombe.

- Beautifully Presented Property
- Three Bedroom Semi-Detached
- Primary Double Bedroom with Upstairs En-Suite
- Modern Family Bathroom
- Driveway Parking for Two Cars
- Large Landscaped Garden
- Stunning Open Plan Kitchen/Living Space
- EPC: E



Situated very central to High Wycombe town centre is this beautifully presented, three-bedroom, semi-detached property located on a desirable road within High Wycombe. The property has an apartment located below and this property comprises; an entrance hallway, an open plan living room/modern kitchen with integrated white goods, a primary double bedroom with upstairs reception room/en-suite, a further double bedroom, a further single bedroom and a modern family bathroom. The property further benefits from a well-presented, landscaped garden with multiple outbuildings and includes an astroturf and also further benefits from driveway parking for multiple cars.

The property is found within proximity to local amenities as well as Hughenden Park and High Wycombe town centre where the Eden shopping precinct, numerous restaurants, library, theatre and a mainline train station provide easy routes into London via the main train line. An internal inspection is highly recommended to

fully appreciate. Other dwellings within this unit are subject to their own individual Freehold

#### Directions

Head out of High Wycombe town centre to the west and follow along Oxford Road (A40). At the roundabout, take the third exit onto Arch Way and follow this road to the next roundabout where you will need to take the second exit onto Hughenden Road. At the first roundabout, take the second exit onto Hamilton Road and take the first left onto Coningsby Road, follow the road and the property will be located to your left. You will have reached your destination.

#### Freehold Notes

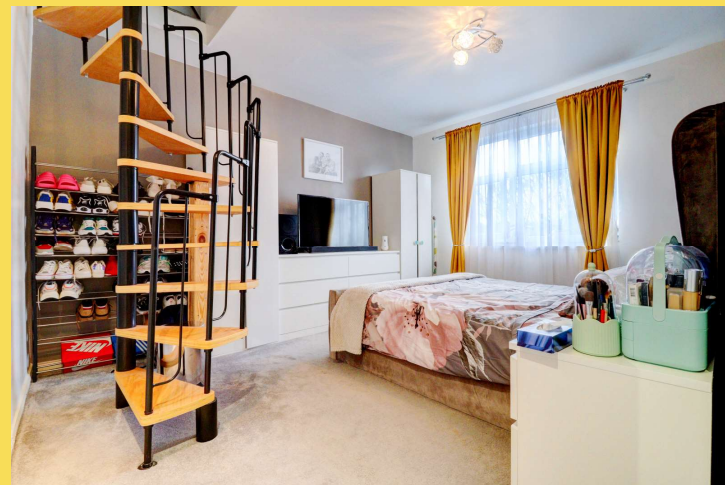
The property offers a potential rental income of £1600.00-1800.00 PCM. Council Tax band D. EPC band E.

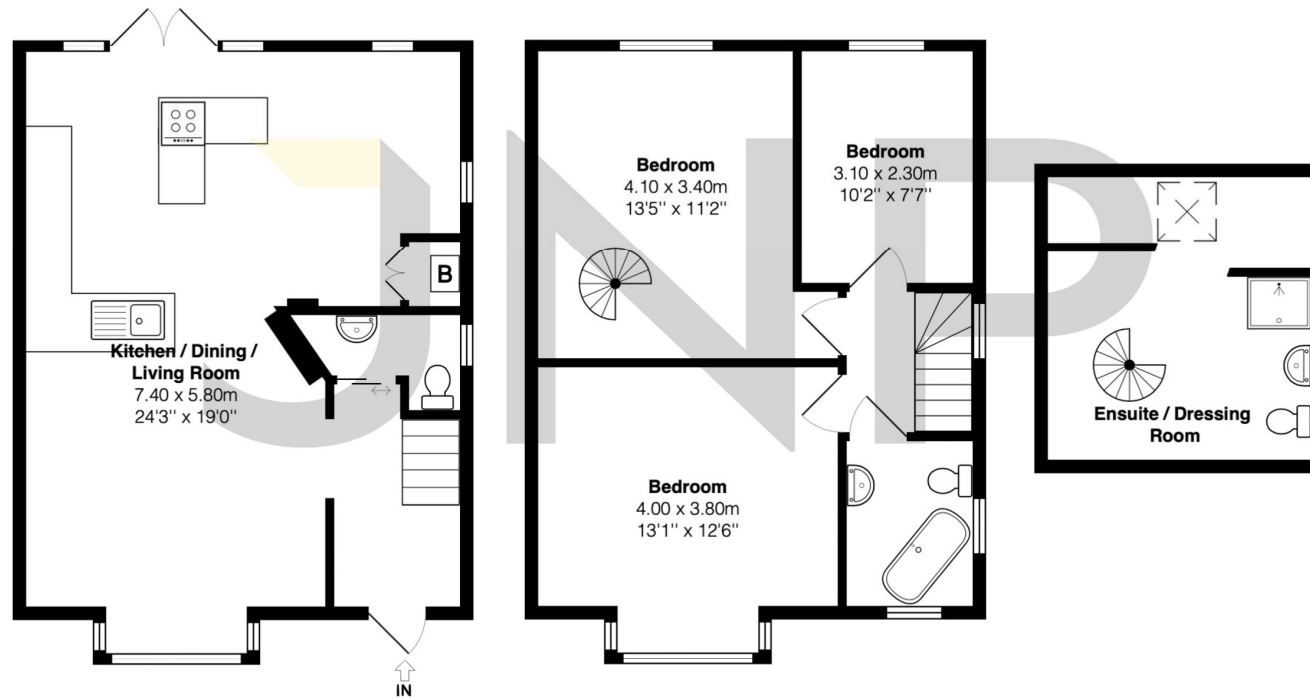
#### Agents Note

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#### 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.





The approximate total area for the elements of the property represented on the floorplan is 88 SqM (947 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd is 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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