



**Connells**

Willow Way  
High Wycombe



### Property Description

Modern method of sale:

Offered to the market with no onward chain, this three-bedroom semi-detached home presents a fantastic opportunity for those looking to create their ideal family residence. Situated in the sought-after Loudwater area of High Wycombe, the property is conveniently located close to local schools, amenities, and excellent transport links including Junction 3 of the M40.

The accommodation comprises an entrance porch leading into a hallway with stairs to the first floor. The ground floor features a kitchen and a spacious living room with direct access to the rear garden. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from both front and rear gardens, as well as a garage.

While the house requires full refurbishment, it offers immense potential for modernisation and personalisation.

Ideal for families, first-time buyers, or investors alike—this is a rare chance to secure a home in a popular location with great connectivity.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Porch**

6' 1" max x 4' 10" max (1.85m max x 1.47m max)

### **Entrance Hall**

14' 9" max x 6' 1" max (4.50m max x 1.85m max)

### **Kitchen**

9' 8" max x 11' 7" max (2.95m max x 3.53m max)

### **Reception Room**

18' 1" max x 12' 1" max (5.51m max x 3.68m max)

### **Bedroom One**

14' 2" max x 8' 4" max (4.32m max x 2.54m max)

### **Bedroom Two**

11' 5" max x 11' 6" max (3.48m max x 3.51m max)

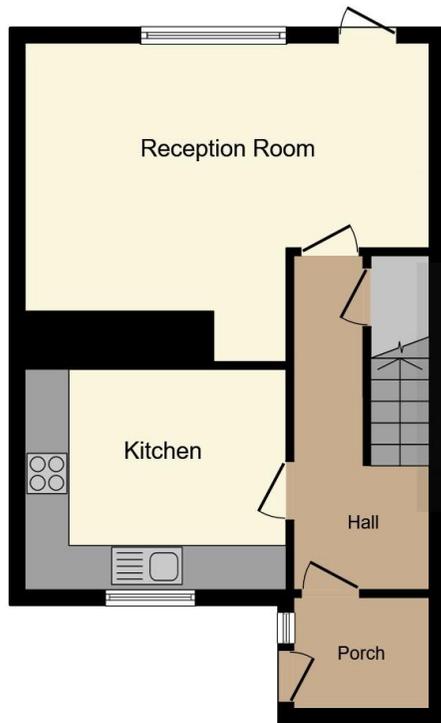
### **Bedroom Three**

9' 1" max x 9' 4" max (2.77m max x 2.84m max)

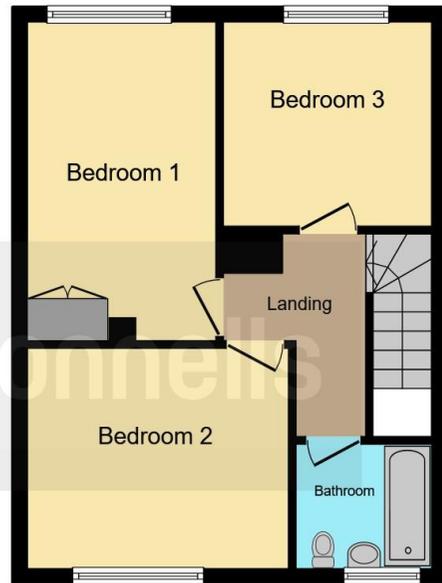
### **Bathroom**

5' 5" max x 6' max (1.65m max x 1.83m max)

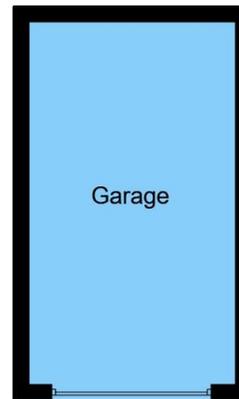




**Ground Floor**



**First Floor**



**Garage**



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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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

**view this property online [connells.co.uk/Property/WYC313348](http://connells.co.uk/Property/WYC313348)**

Tenure: Freehold



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.

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