



**Connells**

Rutland Avenue  
High Wycombe



### Property Description

Located on the west side of town, this one-bedroom end-terrace house offers a fantastic opportunity for an investor or first-time buyer. The entrance opens into a practical kitchen fitted with wall and base units, an integrated oven and hob, and space for essential white goods, along with a handy storage area to the left. The kitchen flows openly into the living room, where double doors lead out to a private, enclosed rear garden featuring both a decked area and a lawn—ideal for relaxing or entertaining. Upstairs, the property comprises a well-proportioned bedroom with fitted wardrobes and a bathroom equipped with a bath, WC, and wash basin.

While the home would benefit from some updating, it presents excellent potential. Additional features include on-street parking and a desirable location in High Wycombe, close to local amenities, schools, parks, and convenient transport links.

### Living Room / Kitchen

26' 10" max x 9' 10" max (8.18m max x 3.00m max)

### Bedroom

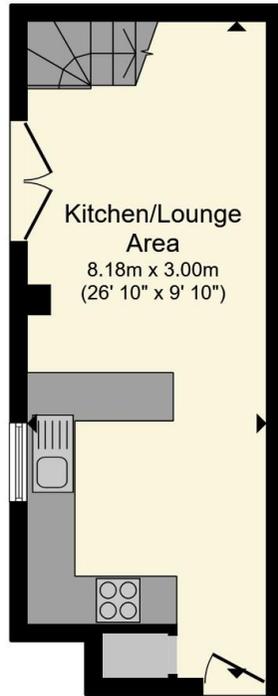
10' max x 10' max (3.05m max x 3.05m max)

### Bathroom

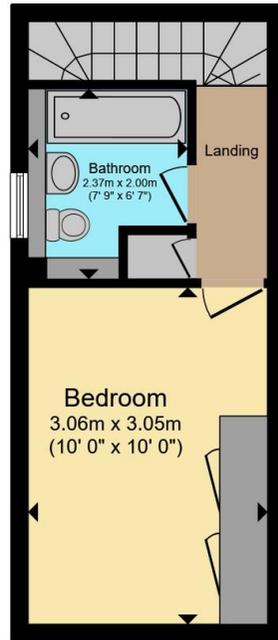
7' 9" max x 6' 7" max (2.36m max x 2.01m max)







**Ground Floor**



**First Floor**

Total floor area 46.4 m<sup>2</sup> (500 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](http://www.propertybox.io)



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: B

Tenure: Freehold

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