



Connells

Hatters Lane
High Wycombe



Property Description

Well-presented three-bedroom semi-detached home offering comfortable living spaces, practical features and a highly convenient location close to schools and amenities. The property opens into an entrance hall with two built-in storage cupboards, providing useful space for coats, shoes and household items. From here, you enter a bright open-plan living and dining room, enhanced by a front bay window that fills the space with natural light. The kitchen is fitted with wall and base units, includes space for white goods, and features an integrated oven, hob and cooker hood, offering a functional and efficient layout for daily use. A downstairs wet room completes the ground floor, adding extra versatility for families or guests.

Upstairs, the property offers three bedrooms: two well-sized doubles and a single bedroom suitable for a child's room, home office or guest space. The family bathroom includes a shower over the bath, WC and wash basin, providing all essential conveniences. Outside, the fully enclosed rear garden is paved for low maintenance and creates a private, secure space for relaxing, dining or entertaining. To the front, the driveway provides off-road parking for two cars, a valuable feature in this popular residential area.

Location

The home is ideally positioned for families, with Beechview Academy just 380 yards away and The Highcrest Academy only 460 yards from the property, offering excellent primary and secondary school options within easy walking distance. Local amenities further enhance the appeal of the area, including Kingswood Surgery located approximately 0.6 miles away for everyday healthcare needs and Wycombe Hospital around 1.3 miles from the property for wider medical services. With its practical layout, bright living spaces and superb access to schools and essential facilities, 50 Hatters Lane provides an ideal setting for comfortable family living in High Wycombe.



Entrance Hall

Living Room

12' 1" max x 9' 5" max (3.68m max x 2.87m max)

Dining Room

12' 2" max x 12' max (3.71m max x 3.66m max)

Kitchen

11' 9" max x 8' 7" max (3.58m max x 2.62m max)

Wet Room

8' 3" max x 4' 4" max (2.51m max x 1.32m max)

Landing

Bedroom One

12' max x 9' 7" max (3.66m max x 2.92m max)

Bedroom Two

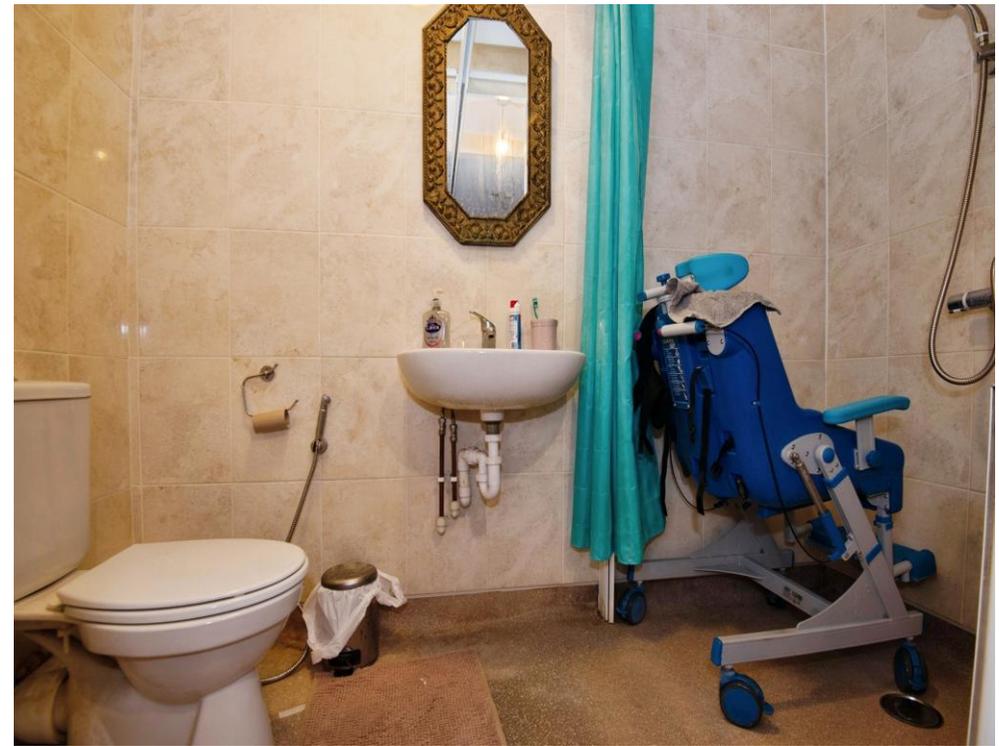
12' 2" max x 9' 6" max (3.71m max x 2.90m max)

Bedroom Three

8' 10" max x 8' 6" max (2.69m max x 2.59m max)

Bathroom

6' 7" max x 5' 9" max (2.01m max x 1.75m max)





Ground Floor



First Floor

Total floor area 87.4 m² (941 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



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 Band: C

Tenure: Freehold

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