



Connells

Uplands Close
High Wycombe

Uplands Close High Wycombe HP13 6JX

for sale offers in excess of
£550,000



Property Description

Available with no onward chain; this beautifully presented and deceptively spacious family home is arranged over three floors and offers stylish, modern living throughout. The ground floor comprises a welcoming living room and an impressive contemporary kitchen/dining room, creating the heart of the home. Featuring bi-fold doors that open directly onto the rear garden, the kitchen/dining space is perfect for both everyday family life and entertaining, seamlessly connecting indoor and outdoor living.

On the first floor are three well-proportioned bedrooms, served by a modern family bathroom, providing flexible accommodation for families, guests, or those working from home. Occupying the entire second floor is a superb principal bedroom suite, offering a private retreat complete with an ensuite shower room and ample space for storage.

Externally, the property benefits from a driveway providing off-road parking, a garage, and an enclosed rear garden ideal for relaxing and entertaining. The home has been well maintained and is presented to a high standard throughout, allowing prospective purchasers to move straight in with minimal work required.

Location

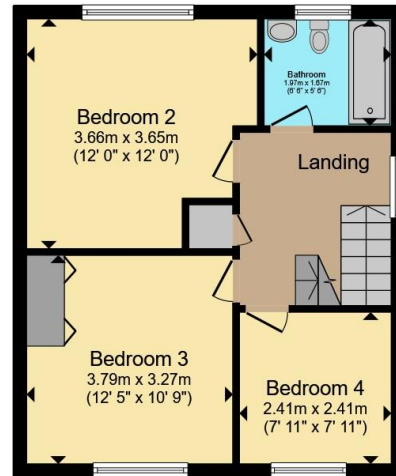
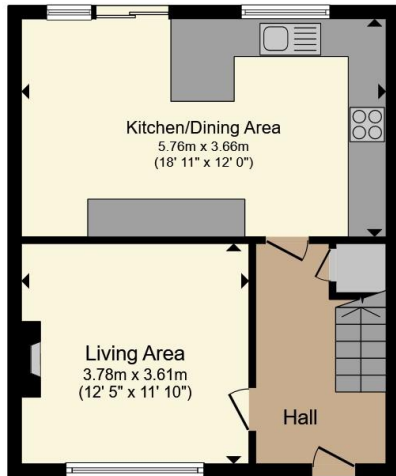
Situated within a quiet cul-de-sac in a popular residential area of High Wycombe, Uplands Close is highly regarded by families due to its proximity to a range of well-respected primary, secondary and grammar schools. High Wycombe town centre is within easy reach, offering an excellent selection of shops, restaurants, cafés and leisure facilities, while High Wycombe railway station provides direct services to London Marylebone, making the location particularly attractive for commuters. The property also benefits from convenient access to the M40 motorway and is close to the beautiful Chiltern Hills, providing an abundance of countryside walks, cycling routes and outdoor recreational opportunities.

Agents Note

AML Fee - Purchasers

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 107.4 m² (1,156 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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To view this property please contact Connells on

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EPC Rating: D Council Tax
Band: D

view this property online connells.co.uk/Property/WYC313844

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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