



Micklefield Road, High Wycombe, Buckinghamshire, HP13 7HA

A lovely family home which has been well cared for by the current owners situated on the east side of town convenient to local amenities.

| Attractive Bay Fronted Semi-Detached House | Entrance Hall | Lounge/Dining Room | Kitchen | Landing | Three Bedrooms | White Bathroom Suite | Gas C/H | Double Glazing | Driveway Parking | Delightful Landscaped Rear Garden | Convenient For Local Amenities |

An attractive bay fronted semi-detached house which is offered for sale in good decorative order. Accommodation comprising; Entrance hall, a double aspect lounge/dining room, modern kitchen, landing, three bedrooms, white three piece bathroom suite. There is double glazing throughout and gas central heating. To the outside a block paved driveway provides ample off road parking with gated access at the side leading to a garage and the rear garden which has been delightfully landscaped and of good size, with several levelled tiers providing social space and childrens play areas.



**Price... Offers in the Region Of
£415,000**

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCATION

The property is within easy walking distance of local convenience stores and local schools. There are larger supermarkets also close by, as well as DIY stores and additional food outlets. The town centre is only one and a half miles away and offers a wide variety of shopping, leisure and hospitality venues as well as having a mainline rail link to London Marylebone.

DIRECTIONS

Leave High Wycombe on the A40 London Road, pass over two mini roundabouts, pass through the next set of traffic lights and on reaching the traffic lights at the next junction, turn left into Micklefield Road. Continue along Micklefield Road, pass over the mini roundabout and the property will be found on the left-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

E

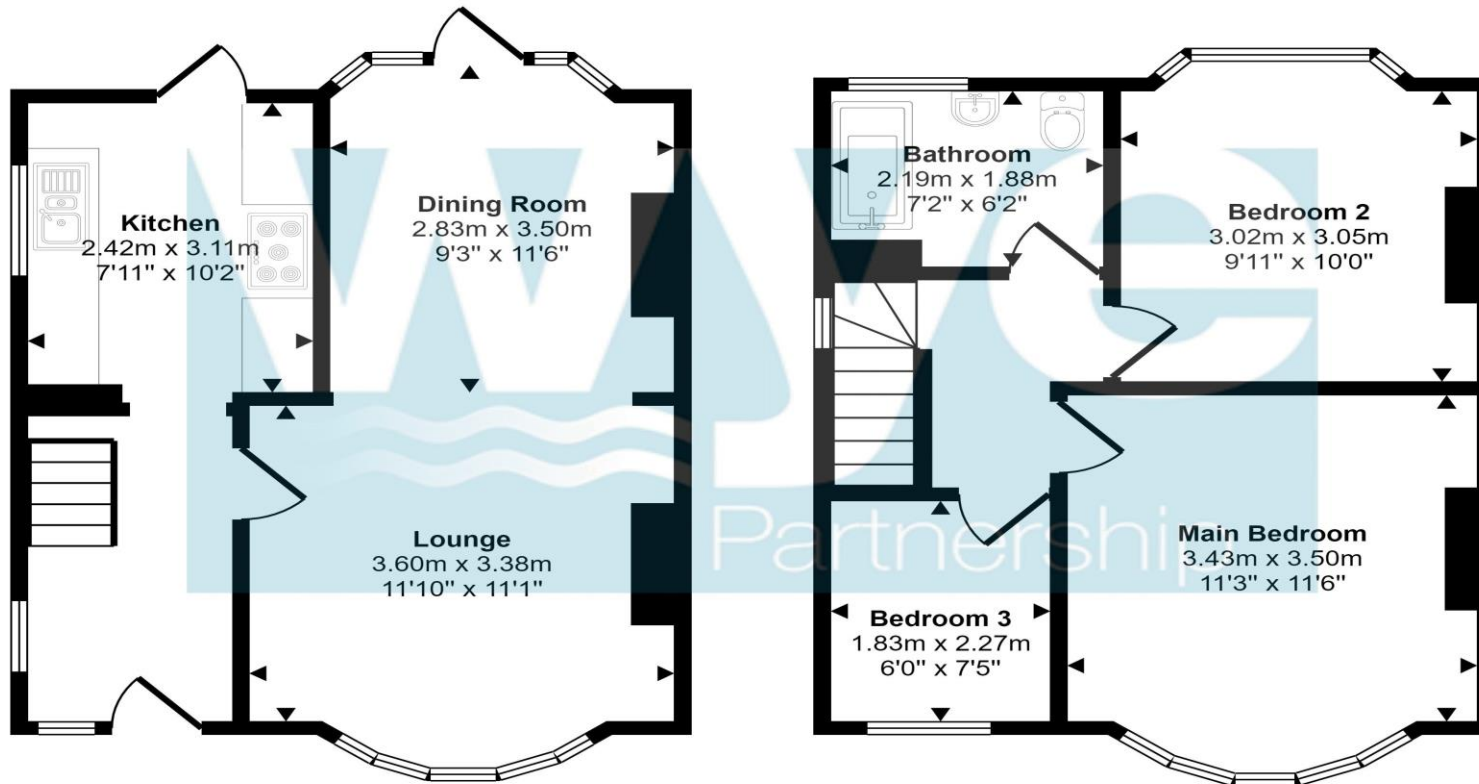
MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Approx Gross Internal Area
75 sq m / 812 sq ft



Ground Floor
Approx 38 sq m / 406 sq ft

First Floor
Approx 38 sq m / 406 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE
01494 451 300
wycombe@wyeres.co.uk
wyeres.co.uk

The **wye** Partnership