



## Robinson Road

High Wycombe

HP13 7BJ

Monthly Rental Of £1,895

- Fully refurbished three bed end terrace house
- Convenient cul-de-sac location
- Enclosed rear corner garden backing on to woodland
- Brand new kitchen, two new bathrooms, cloakroom
- Driveway Parking, Available now!
- EPC Rating: C Council Tax Band: D



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## PROPERTY FACTS

Entrance Hall | Cloakroom | Large Open Plan Kitchen/Breakfast Room | Three Bedrooms | Family Bathroom | Additional bathroom | Gas central Heating To Radiators | Double Glazed Windows | Cul De Sac Location | Backing Directly On To Magpie Woods | Garage Plus Additional Driveway Parking | Popular Loudwater Location Ideal For Junction 3 Of M40

A beautifully refurbished three bedroom end terrace house situated in a quiet cul de sac location, backing on to open woodland, and located in a very popular residential area. The property benefits from a brand new open plan kitchen/living space, a separate dual aspect lounge with French doors opening into the garden and a downstairs cloakroom. Upstairs there is a master and family bathroom on the first floor and on the second floor a further two bedrooms and a shower room. The property is heated via gas central heating to radiators, has double glazed windows, off road driveway parking, and enjoys a corner plot. The rear garden has gated access and backs directly on to Magpie Woods. Available now on an unfurnished basis.

## LOCATION FACTS

Situated two and a half miles to the east of High Wycombe town centre, the property is conveniently situated for junction 3 of the M40 motorway and is easily accessible to local supermarkets and a variety of DIY stores and wycombe Retail Park. The town centre offers a wide range of shopping and leisure facilities including a mainline rail link with London. The property is also within easy reach of recreational facilities and highly regarded local schooling.

## DIRECTIONS

From our office in Crendon Street proceed out along the A40 London Road and continue over two mini roundabouts. Go straight through the traffic lights at the retail park. After this turn left into Hammersley Lane at the second set of lights. Continue up the hill and turn right into Robinson Road where the property can be found on the left hand side just past the turning for The Rise identified by a Wye Partnership To Let board.

