

51 Micklefield Road, High Wycombe, Buckinghamshire, HP13 7EN - Guide Price £400,000

Well presented three-bedroom, bay fronted, semi-detached family home

Porch | Entrance Hall | Living/Dining Room | Kitchen | Bathroom | Conservatory | Extensive Outbuildings | Three Bedrooms | Night Cloakroom |

A well presented three bedroom, bay fronted, semi-detached family home situated in this popular non-estate location to the East of High Wycombe. This deceptively spacious home offers a large, 22' through lounge/dining room leading to a kitchen and conservatory. The kitchen and conservatory would benefit from a degree of updating although perfectly useable. There is a pleasant, enclosed level rear garden with brick built store shed and outbuildings and to the front is a gated driveway. Upstairs are three good sized bedrooms with a night cloakroom to the master. Early viewing is highly recommended.



Price... Guide Price £400,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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LOCATION

Approximately 2 miles East of High Wycombe centre where buses pass the door to town which provides extensive amenities including 25 minute London Marylebone trains as well as direct links to Birmingham and Oxford. Frequent Heathrow buses operate along the A40 and a retail park is just a short stroll. Local facilities are a few minutes walk as are the vast Kings Woods with walks through to Tylers Green. Junction 3 of the M40 motorway is a 5/10 minute drive and junction 4 is also around 10 minutes away.

DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road and continue over two roundabouts. At the next set of major traffic lights turn left into Micklefield Road and continue along and under the railway bridge. The property can be found after a short distance on the left hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

E

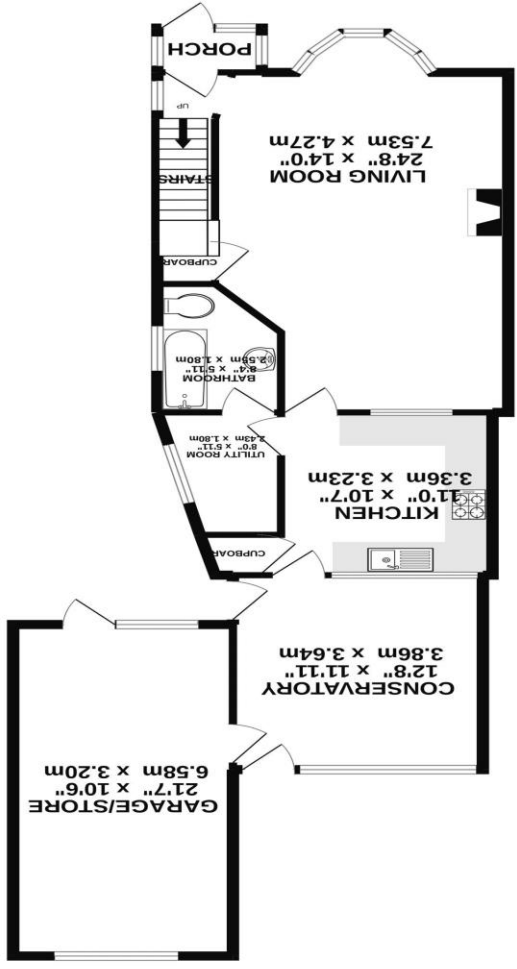
MORTGAGE

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

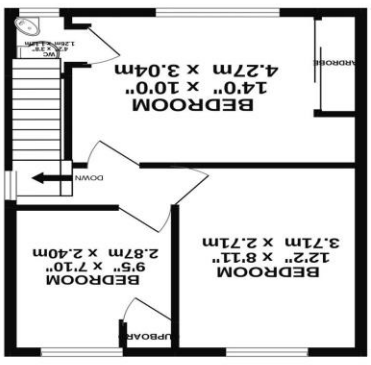
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR



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