



FORD & PARTNERS

ESTATE AGENTS



Robins Close High Wycombe Buckinghamshire HP12 4NY



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Guide price £370,000

Ford & Partners are pleased to present this two bedroom refurbished semi-detached home for sale with no onward chain.

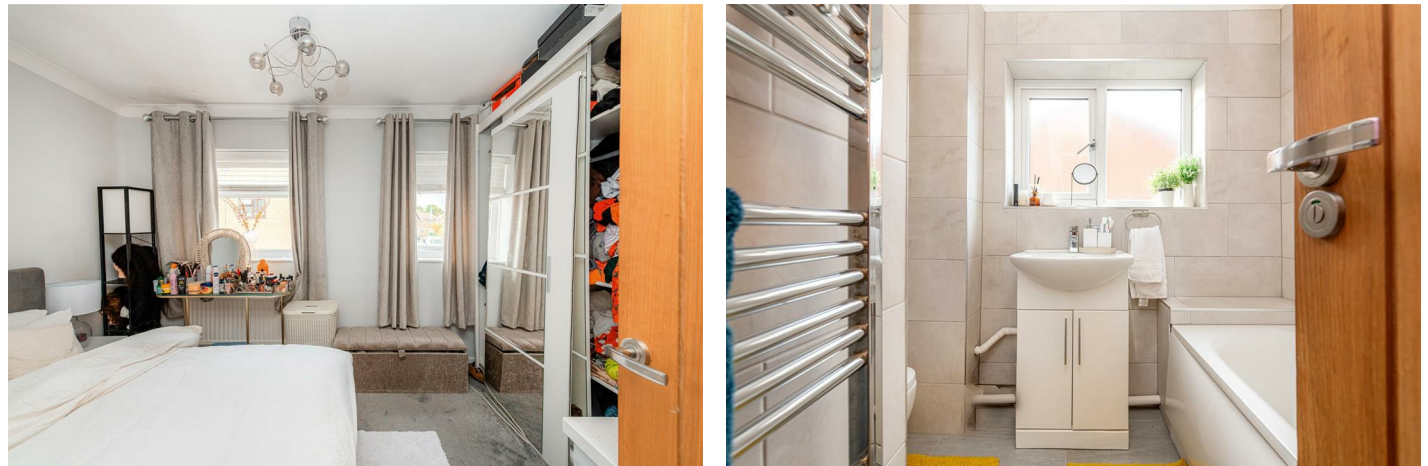
Description

The property over recent years has been refurbished to a high standard with new windows, new internal and external doors, a newly fitted bathroom and redecorated throughout.

The well planned accommodation is arranged over two floors and features two double bedrooms, a family bathroom, a sitting room and a kitchen diner. The property also has the added benefit of driveway parking for two cars and a garage.

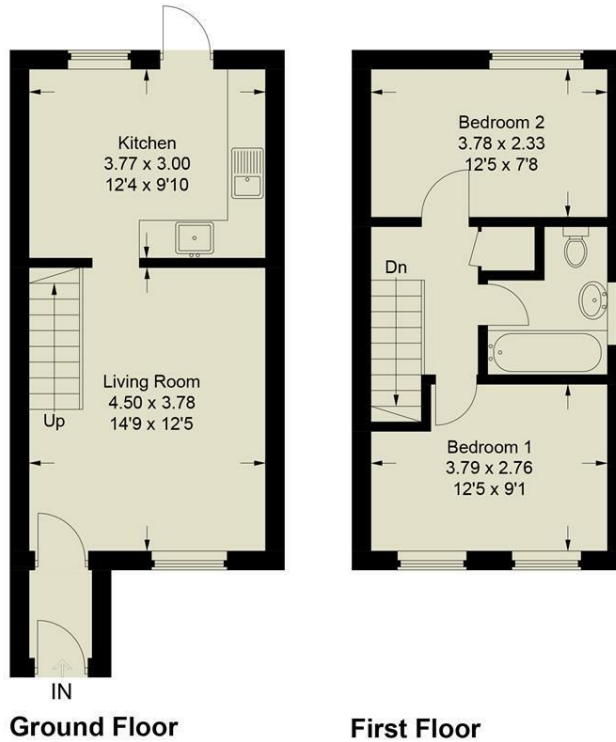
Situation

Robins Close is located in the area of Cressex which is just a short drive to J4 M40 and walkable to many amenities such as John Lewis, Waitrose, Next, Aldi, the Omniplex Cinema and many more. The property is also walkable to John Hampden Grammar School and The Wycombe High School. There is also a nursery nearby and many primary schools to choose from.



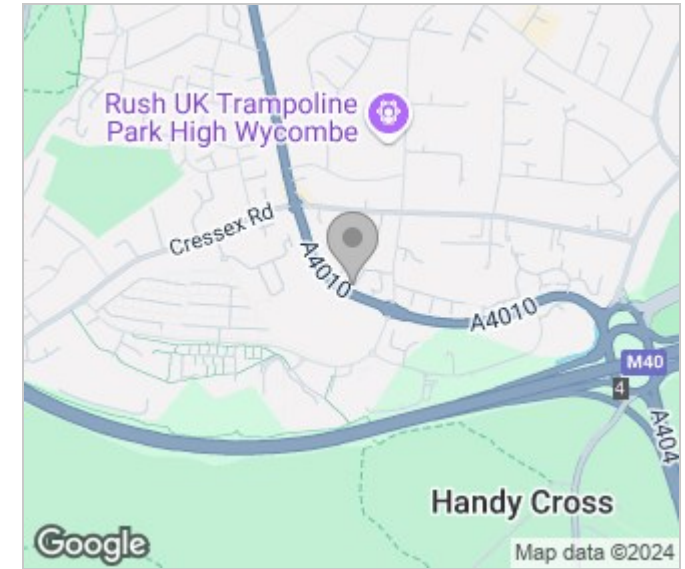
Floor Plans

Approximate Gross Internal Area
 Ground Floor = 30.6 sq m / 329 sq ft
 First Floor = 28.7 sq m / 309 sq ft
 Total = 59.3 sq m / 638 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Area Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	