



Estate Agents
Hurst

66 Micklefield Road, High Wycombe, Bucks, HP13 7EY
£400,000

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A rare opportunity to purchase this immaculately presented, three bedroom, semi-detached family home that has been well cared for and improved upon over recent years and offered in fantastic condition throughout. This superb property is situated on the popular East Side of High Wycombe's town centre, giving good access to both junction 3 & 4 of the M40 making it perfect for those looking to commute, as well as offering a larger than average plot which provides a sizeable rear garden that is secluded and now comes with a large cabin/home office that is a perfect space for those looking to work from home. The length of the garden would also appear to give the space to the property for a possible rear extension subject to obtaining the relevant planning permission. The accommodation comprises; entrance hall, lounge/dining room that is open plan and leads through to a recently replaced and modern fitted kitchen/breakfast room, inner lobby with access to utility room and modern bathroom with three bedrooms to the first floor. The property further benefits from; double glazing, large enclosed rear garden with a sizeable storage shed, home office and a feel secluded feel to the garden, spacious driveway parking with space for three or four vehicles. The owners have found a property that is no onward chain and an early viewing is highly recommended.



- THREE BEDROOM SEMI-DETACHED WITH LARGE GARDEN**
- SPACIOUS DRIVEWAY PARKING**
- STUNNING CONDITION AND WELL KEPT THROUGHOUT**
- INTERNAL VIEWING STRONGLY ADVISED**
- 16FT X 8FT HOME OFFICE AT THE END OF THE GARDEN**
- IDEAL FAMILY HOME**
- UTILITY ROOM AND MODERN KITCHEN/BREAKFAST ROOM**
- GAS CENTRAL HEATING**
- GOOD ACCESS TO JUNCTION 3 & 4 OF THE M40**
- SHORT CHAIN ABOVE IN PLACE AND READY TO GO**

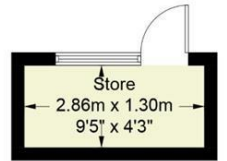






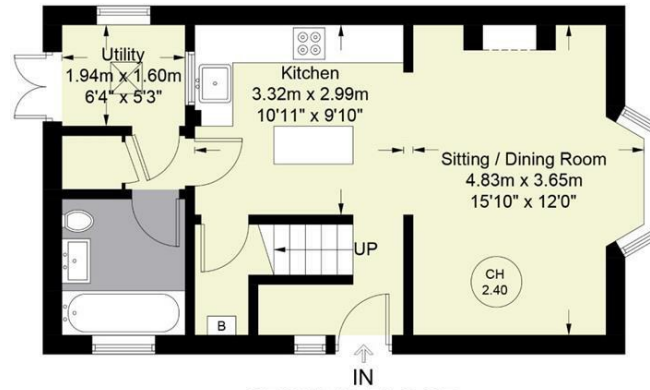
Micklefield Road

Approximate Gross Internal Area
 Ground Floor = 468 sq ft / 43.5 sq m
 First Floor = 340 sq ft / 31.6 sq m
 Outbuildings = 169 sq ft / 15.7 sq m
 Total = 977 sq ft / 90.8 sq m

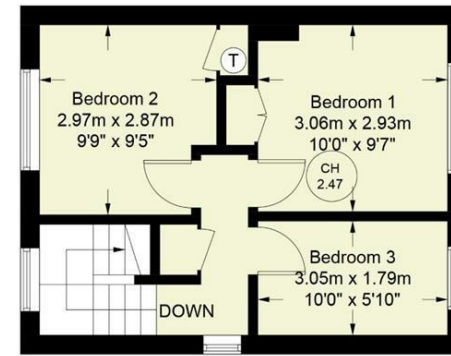


(Not Shown In Actual Location / Orientation)

CH 2.56 = Ceiling Height



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual Location / Orientation)

Floor Plan produced for Hursts by Media Arcade ©

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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