



1 Hammersley Lane, High Wycombe

£400,000



Robertsons

1 Hammersley Lane

High Wycombe, High Wycombe

A bay fronted semi detached family home in need of modernising with far reaching views to the front and scope to extend (subject to the usual permissions). Entrance hall, Sitting room, Dining room, Kitchen, Three bedrooms, Bathroom, Separate W.C., Gas central heating, Double glazing, Garage and parking to the rear, 146' rear garden. NO CHAIN.

Council Tax band: D

Tenure: Freehold

Entrance hall

Stairs to first floor

Sitting room

With bay window to front, radiator, picture rail, dimmer switch

Dining room

Fitted storage cupboards, radiator, fitted gas heater with back boiler, window to rear

Kitchen

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, space for oven, space for fridge, tiled walls, window to side, door to garden





Landing

Access to loft space

Bedroom 1

Radiator, bay window to front

Bedroom 2

Radiator, window to rear

Bedroom 3

Radiator, window to front

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, wash hand basin, heated towel rail, airing cupboard housing foam clad hot water cylinder, window to rear

Separate W.C.

Low level W.C., part tiled walls, window to rear

Front garden

An area of enclosed lawn

Rear garden

Mainly laid to lawn with flower and shrub borders. All is enclosed by mature hedging and extending to 146'

Garage/Parking

Approached via a service road with off road parking



Approximate Gross Internal Area
 Ground Floor = 41.0 sq m / 441 sq ft
 First Floor = 42.7 sq m / 460 sq ft
 Garage = 23.8 sq m / 256 sq ft
 Total = 107.5 sq m / 1157 sq ft



Floor Plan produced for Robertsons by Media Arcade ©.
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