



46 Old Hardenwaye, High Wycombe

£475,000



46 Old Hardenwaye

High Wycombe, High Wycombe

A bay fronted 1920s built semi detached family home quietly situated in a no through road. Entrance hall, Dining room, Sitting room, Kitchen, Cloakroom, Three bedrooms, Bathroom, Gas central heating, Double glazing, 74' rear garden, Garage and off street parking, Rear garden with workshop/store.

Council Tax band: D

Tenure: Freehold





Entrance hall

Stairs to first floor, radiator, wall thermostat

Dining room

Radiator, windows to front and side

Sitting room

Fireplace with fitted gas fire, fitted shelving, radiator, part parquet flooring, bay window to front

Kitchen

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, space for oven, space for fridge, space for freezer, space and plumbing for washing machine, radiator, 'Rayburn' wood/solid fuel range (heats hot water), understairs storage cupboard with gas fired central heating boiler, window to rear, door to rear garden, door to Cloakroom

Cloakroom

Low level W.C., wash hand basin with mixer tap and tiled splashback, downlighter

First floor

Landing

Access to loft space, window to rear

Bedroom 1

With a range of fitted wardrobes and cupboards, radiator, beamed ceiling, bay window to front

Bedroom 2

With a range of fitted wardrobes, radiator, window to front

Bedroom 3

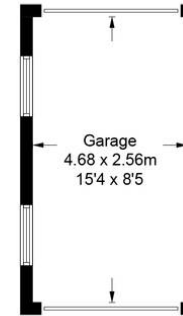
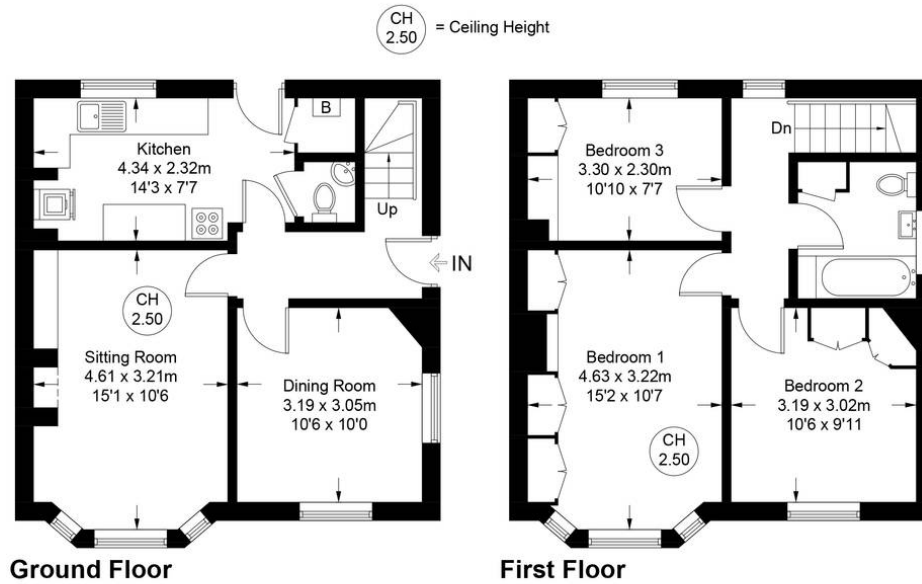
With a range of fitted wardrobes, radiator, window to rear

Bathroom

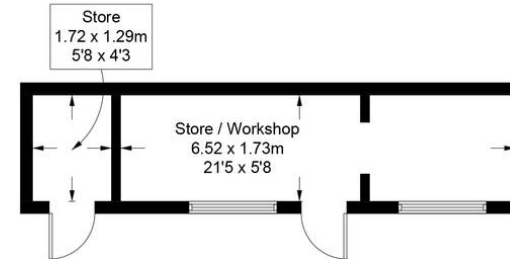
White suite comprising panelled bath with mixer tap and Triton shower over, low level W.C., wash hand basin with cupboards under, part tiled walls, heated



Approximate Gross Internal Area
 Ground Floor = 43.7 sq m / 470 sq ft
 First Floor = 43.5 sq m / 468 sq ft
 Outbuildings = 25.9 sq m / 279 sq ft
 Total = 113.1 sq m / 1217 sq ft



(Not Shown In Actual Location / Orientation)



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Floor Plan produced for Robertsons 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.

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