



7 Field Maple Gardens, High Wycombe

£440,000



Robertson

7 Field Maple Gardens

High Wycombe, Buckinghamshire

An end of terrace house in the popular Abbey Barn Park Development built by Berkeley Homes. The property is quietly situated close to woodland and parkland yet is a short drive from High Wycombe town centre, railway station and the motorway network. Entrance hall, Cloakroom, Kitchen, Sitting/Dining room, Bedroom 1 with ensuite Bathroom, Bedroom 2 with en suite shower room, Gas central heating, Double glazing, Two allocated parking spaces, Garden. Viewing recommended. Council Tax band: D

Tenure: Freehold

Entrance hall

Stairs to first floor with under stairs storage cupboard housing Vaillant gas fired central heating boiler, space and plumbing for washing machine, space for appliance and fuses, under floor heating

Cloakroom

Low level W.C., wash hand basin with mixer tap, part tiled walls, down lighters, fitted mirror, under floor heating

Kitchen

Fitted with a range of eye and base level units incorporating sink unit, marble worktops, built in Bosch oven, fitted four ring Bosch hob with Bosch extractor over, built in fridge/freezer, built in Bosch dishwasher, built in microwave, tiled flooring, down lighters, under floor heating, window to front

Sitting/Dining room

With double doors to garden, under floor heating, under stairs storage cupboard





First floor

Landing

Bedroom 1

With built in double wardrobe, radiator

En suite Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin with mixer tap, fitted mirrored cupboard with shaver point, heated towel rail, Amtico hexagon flooring

Bedroom 2

Radiator, access to loft space, window to rear

En suite shower room

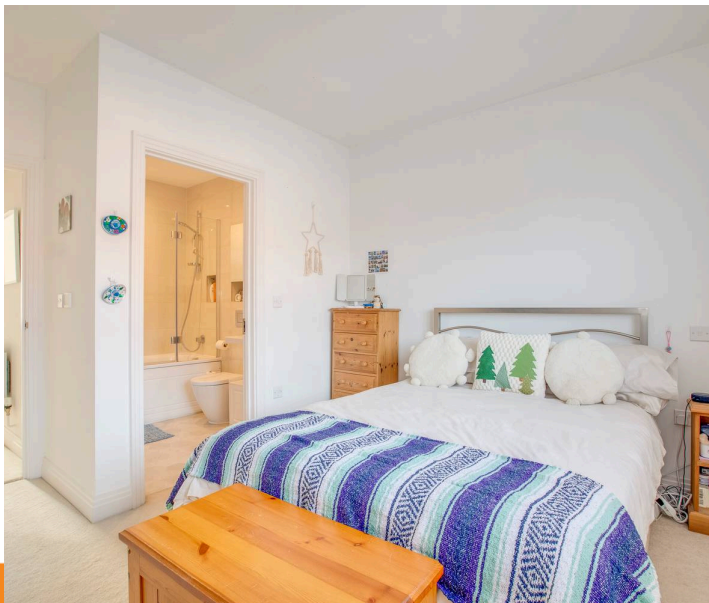
Shower cubicle housing fitted shower unit, low level W.C., wash hand basin with mixer tap, part tiled walls, fitted mirror, shaver point, down lighters, Amtico flooring

Front garden/Parking

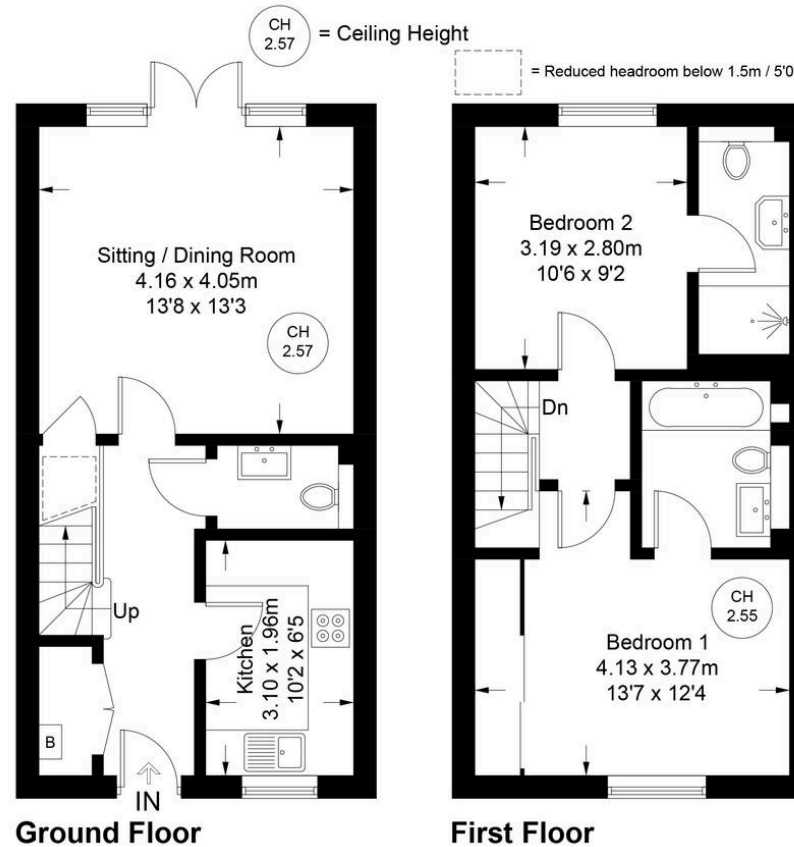
There are two allocated parking spaces to the front of the property. There are numerous visitors parking bays around the development.

Rear garden

A paved patio leads to the remainder of garden which is laid to lawn. All is enclosed by panelled fencing and extends to 39' x 14'



Approximate Gross Internal Area
Ground Floor = 35.8 sq m / 385 sq ft
First Floor = 35.5 sq m / 382 sq ft
Total = 71.3 sq m / 767 sq ft



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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