



Robinson Road, High Wycombe
£585,000

33 Robinson Road

High Wycombe, High Wycombe

A spacious, extended family home in this ever popular area, offered for sale with no upward chain. Entrance hall, Shower room, Sitting room, Kitchen/Breakfast/Living room, Bedroom 1 with en suite shower room, Three further bedrooms, Family bathroom, Gas central heating, Double glazing, Off street parking, Garage, 112' rear garden.

Council Tax band: D Tenure: Freehold

Entrance hall

Stairs to first floor, radiator, down lighters

Shower room

Corner shower cubicle housing rainfall shower and fitted shower, low level W.C., wash hand basin with mixer tap and cupboards under, heated towel rail, radiator, down lighters, tiled flooring, window to front

Sitting room

With cast iron fireplace, fitted cupboards and shelving, radiator, bay window to front

Kitchen/Breakfast/Living room

Fitted with a extensive range of eye and base level units incorporating stainless steel sink unit with mixer tap, space for range oven with stainless steel splash back and extractor over, space for fridge/freezer, built in fridge, built in freezer, built in Indesit dishwasher, central island with cupboards and drawers and seating for three, space for table, two radiators, down lighters, fireplace with cast iron wood burner, dimmer switch, doors to garden, window to rear, four velux style windows

Utility room

With space and plumbing for washing machine, fitted eye and base level units incorporating stainless steel sink unit with mixer tap, down lighters, radiator, door to rear garden





First floor

Landing

Stairs to second floor, window to side

Bedroom 2

With a range of fitted wardrobes, cast iron fireplace, radiator, window to rear

Bedroom 3

With a range of fitted wardrobes, cast iron fireplace, radiator, window to front

Bedroom 4

Radiator, window to rear

Bathroom

White suite comprising panelled bath with mixer tap and shower over, low level W.C., wash hand basin with mixer tap, heated towel rail, part tiled walls, tiled flooring, down lighters, window to front

Second floor landing

With space for work desk/station, window to side, velux style window to front

Bedroom 1

Radiator, down lighters, velux style window to front

En suite shower room

Double shower cubicle with fitted rainfall shower and fitted shower, low level W.C., wash hand basin with mixer tap and cupboards under, heated towel rail (can convert to electric during summer months), part tiled walls, fitted heated mirror, part tiled walls, tiled flooring, down lighters

Front garden

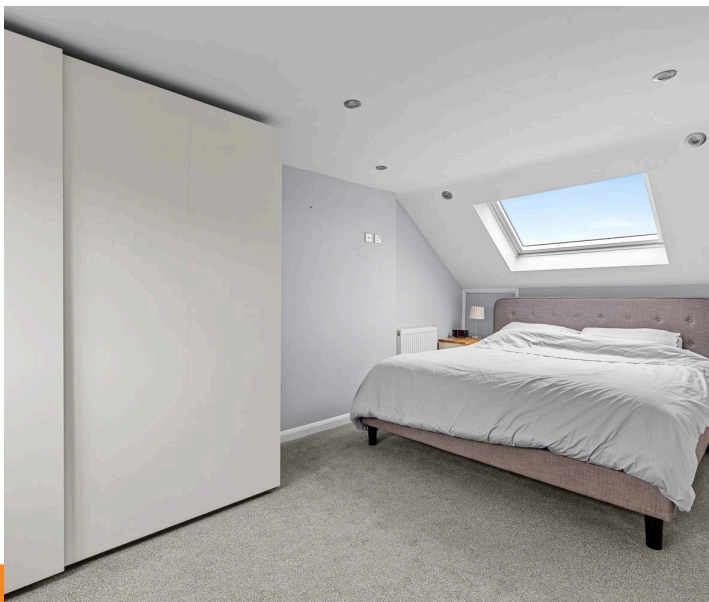
There is parking for three cars at the front. Driveway lighting on timer.

Rear garden

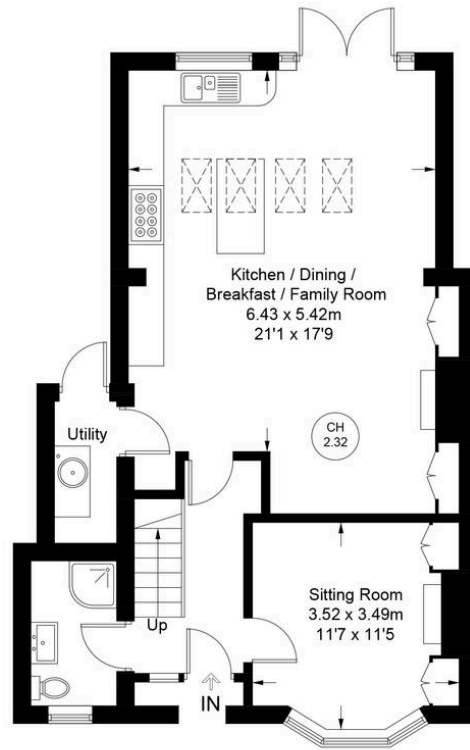
An area of decking leads to the remainder of garden which is laid to lawn with fruit trees and two timber sheds. All is enclosed by panelled fencing with rear gated access and extending to 112'.

Garage

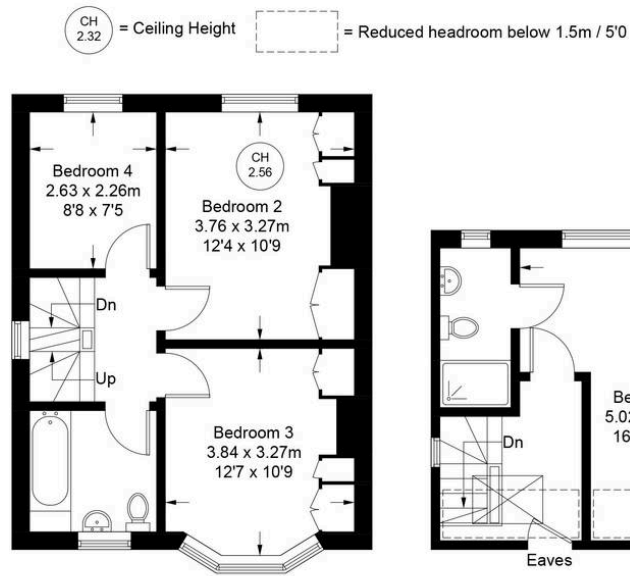
With up and over door, approached via a service road to the rear



Approximate Gross Internal Area
 Ground Floor = 65.9 sq m / 709 sq ft
 First Floor = 39.7 sq m / 427 sq ft
 Second Floor = 24.7 sq m / 266 sq ft
 Garage = 14.7 sq m / 158 sq ft
 Total = 145.0 sq m / 1560 sq ft



Ground Floor



First Floor



Second Floor



(Not Shown In Actual
Location / Orientation)

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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Robertsons