



563 London Road, High Wycombe

£320,000



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High Wycombe

A pretty end of terrace cottage on the eastern outskirts of the town. Sitting/Dining room, Kitchen, Conservatory, Two bedrooms, Shower room, Gas central heating, Double glazing, Off street parking for two cars, Garden.

Council Tax band: C

Tenure: Freehold





Sitting room/Dining room

Attractive open fireplace, stairs to first floor with under stairs storage area, cupboard with fuses and meters, 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 and plumbing for washing machine, space for dryer, cupboard housing Ideal gas fired central heating boiler, part tiled walls, tiled flooring, radiator, archway to Conservatory

Conservatory

Space for fridge/freezer, two wall light points, sliding patio doors to garden

First floor

Landing

Access to loft space, airing cupboard housing foam clad hot water cylinder and shelved storage, exposed floor boards

Bedroom 1

Radiator, range of fitted wardrobes, window to front

Bedroom 2

Radiator, part wooden panelled walls, window to front

Shower room

Walk in shower cubicle housing Mira rainfall shower unit, low level W.C., wash hand basin with mixer tap and storage under, part tiled walls, tiled flooring, down lighters, heated towel rail, window to rear

Parking

A gravelled driveway provides parking for two cars

Rear garden

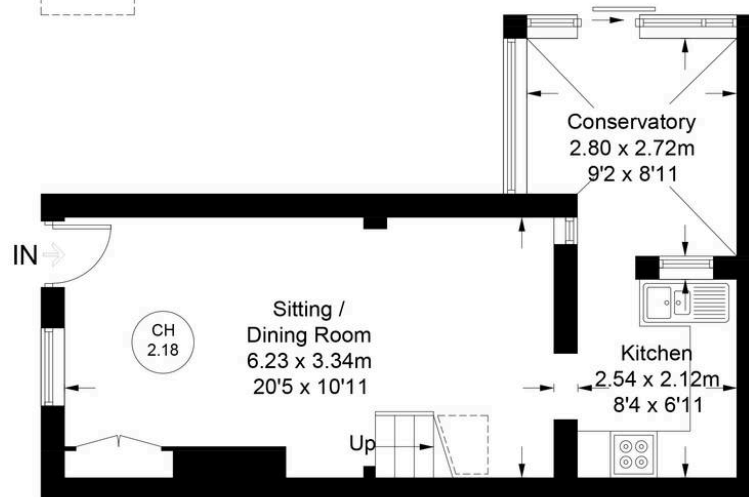
An area of patio leads to the remainder of garden which is laid to lawn. There is a timber shed and all is enclosed by panelled fencing with gated access. The garden extends to 31' x 30'.



Approximate Gross Internal Area
 Ground Floor = 35.4 sq m / 381 sq ft
 First Floor = 27.1 sq m / 292 sq ft
 Total = 62.5 sq m / 673 sq ft



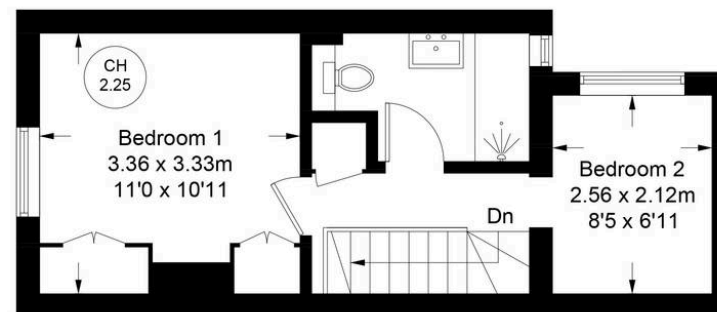
= Reduced headroom below 1.5m / 5'0



Ground Floor



= Ceiling Height



First Floor

Floor Plan produced for Robertsons by Media Arcade Ltd ©.
 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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