



Connells

Micklefield Road
High Wycombe

Micklefield Road
High Wycombe HP13 7HU

for sale offers in excess of
£450,000



Property Description

This attractive three-bedroom mid-terraced home on Micklefield Road offers spacious, well-planned accommodation, making it an ideal choice for families, first-time buyers, or those looking to upsize.

Upon entering, you are welcomed by a bright entrance hall leading to a modern kitchen/breakfast room, perfect for everyday living and informal dining. To the rear, a generous reception room provides an excellent space for relaxing and entertaining, with doors opening directly onto the garden and allowing plenty of natural light to flow through.

The first floor comprises three well-proportioned bedrooms, along with a family bathroom and a separate WC, providing added practicality for busy households.

Externally, the property benefits from both front and rear gardens, with the rear garden being a particular feature.

Offering a side access gate, a summerhouse ideal for hobbies, a home office or relaxation, plus additional storage space, it provides a versatile outdoor environment to enjoy throughout the year. A garage and driveway located to the rear complete the accommodation.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



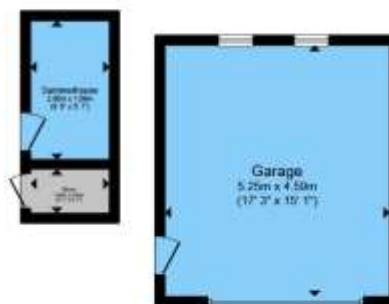




Ground Floor



First Floor



Outbuilding

Total floor area 123.7 m² (1,332 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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1-3 Queen Victoria Road
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WYC308453



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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