1 The Laburnams, 90 Heath End Road

£550,000

Robertsons

1 The Laburnams

High Wycombe

A well appointed semi detached cottage style home built in the early 1990's. The property is conveniently situated for the village amenities and Carrington school. Entrance hall, Utility room, Cloakroom, Kitchen, Sitting/Dining room, Principal bedroom with dressing (potential for en suite shower room), Two further bedrooms, Refitted Bathroom, Gas central heating, Double glazing, Pretty rear garden, Garage, Two parking spaces.
Council Tax band: E

Tenure: Freehold

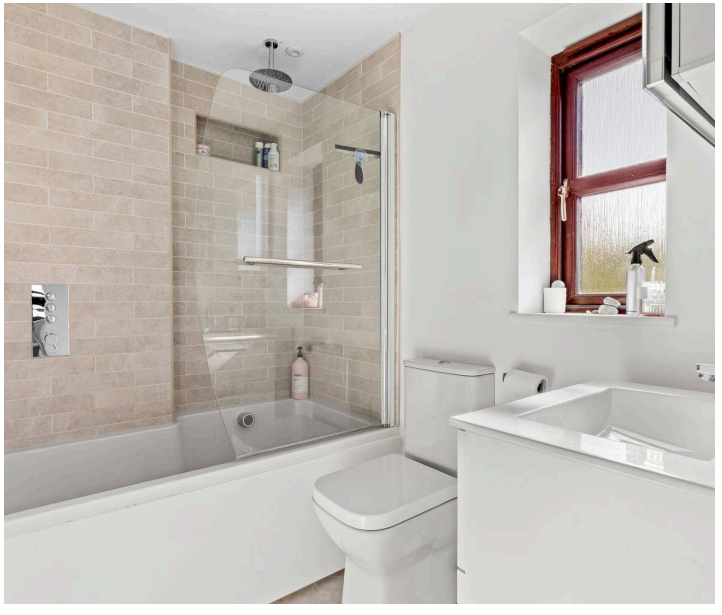
Entrance hall
Cloaks cupboard housing fuses, radiator, stairs to first floor

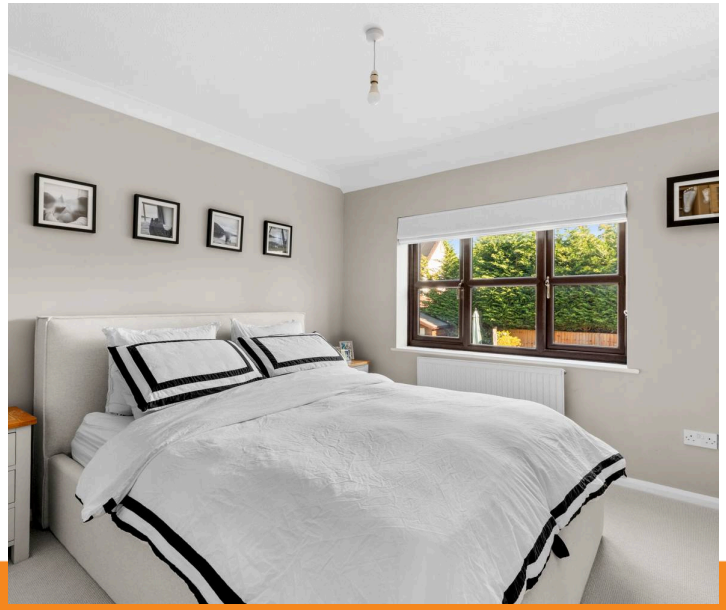
Cloakroom
Low level W.C., wash hand basin with tiled splash back, radiator, tiled flooring

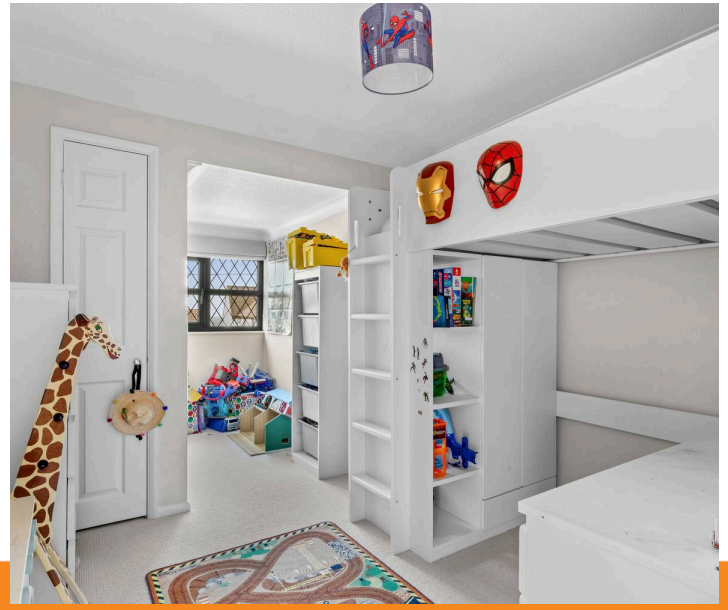
Utility room
Fitted eye and base level units incorporating stainless steel sink unit with drainer, space and plumbing for washing machine, part tiled walls, tiled flooring, door to cloakroom

Kitchen
Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, space for oven with extractor over, space and plumbing for dishwasher, space for fridge freezer, part tiled walls, down lighters, window to front

Sitting room
Radiator, under stairs storage cupboard, double doors to garden, window to rear







First floor

Landing
Access to part boarded loft space, airing cupboard housing foam clad hot water cylinder fitted with immersion and shelved storage

Bedroom 1
Radiator, window to rear

Dressing room (was En suite shower room previously
Fitted storage unit with drawers, fitted hanging space, down lighters, window to rear

Bedroom 2
Radiator, two built in wardrobes, window to front

Bedroom 3
Radiator, window to front

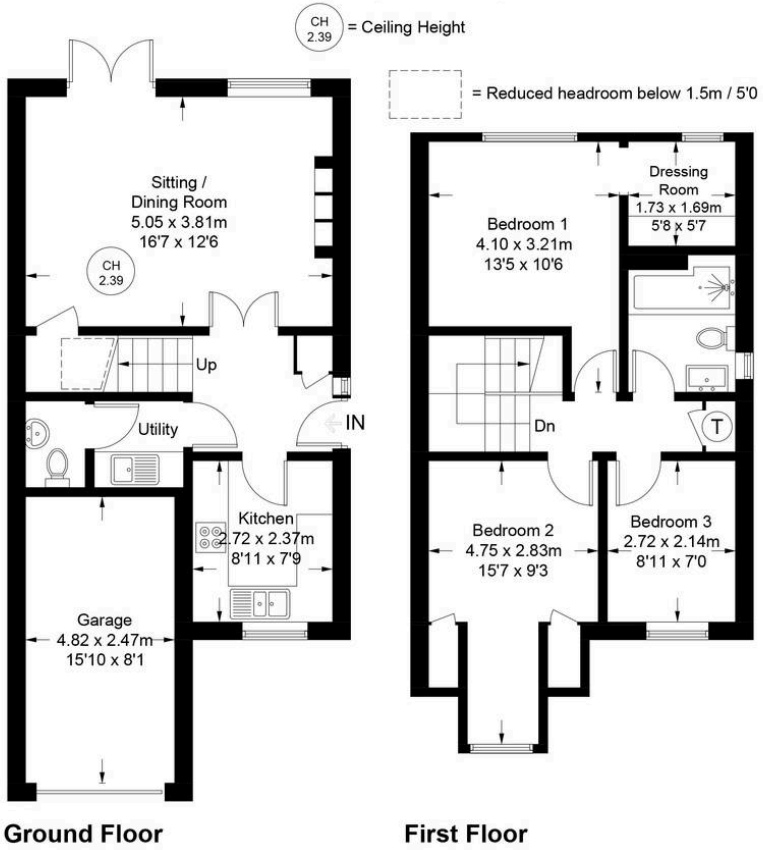
Bathroom
White suite comprising panelled bath with mixer tap and shower attachment and rainfall shower over, low level W.C., wash hand basin with mixer tap and storage under, radiator, part tiled walls, fitted mirrored storage cupboard, heated towel rail, down lighters, tiled flooring, window to side

Front garden
A block paved driveway provides parking, a further gravelled area provides further space

Garage
With metal up and over door, light and power

Rear garden
A paved patio leads to remainder of garden which is laid to lawn with raised flower and shrub borders. At the rear of the garden is an area of decking and all is enclosed by panelled fencing extending to 40' x 24'.

Approximate Gross Internal Area
Ground Floor = 39.4 sq m / 424 sq ft
First Floor = 45.4 sq m / 489 sq ft
Garage = 12 sq m / 129 sq ft
Total = 96.8 sq m / 1042 sq ft



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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