



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.

Conveniently situated approximately two miles from High Wycombe town centre and High Wycombe railway station, the property offers easy access to a wide range of shopping, leisure and transport facilities, including excellent commuter links.

Entrance Hall

Reception

18' 6" max x 11' 9" max (5.64m max x 3.58m max)

Kitchen

12' 8" max x 8' 1" max (3.86m max x 2.46m max)

Lounge

9' 9" max x 9' 5" max (2.97m max x 2.87m max)

Landing

Bedroom One

15' 2" max x 8' 2" max (4.62m max x 2.49m max)

Bedroom Two

13' max x 9' 6" max (3.96m max x 2.90m max)

Bedroom Three

11' 9" max x 10' max (3.58m max x 3.05m max)

Bathroom

5' 6" max x 5' 5" max (1.68m max x 1.65m max)

WC

Summer House

9' 6" max x 5' 7" max (2.90m max x 1.70m max)

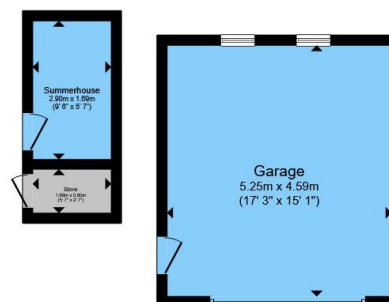
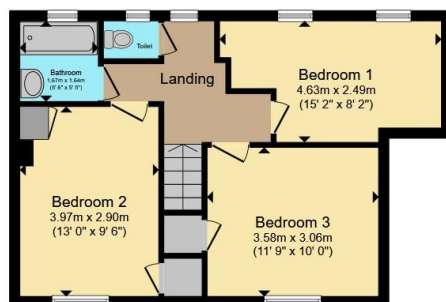
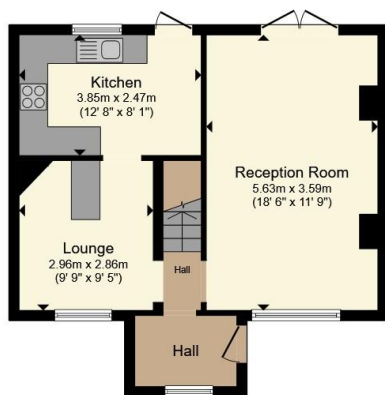
Storage

5' 7" max x 2' 1" max (1.70m max x 0.64m max)

Garage

17' 3" max x 15' 1" max (5.26m max x 4.60m max)





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
HIGH WYCOMBE HP11 1BA

EPC Rating: C Council Tax
Band: C

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

Tenure: Freehold



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