



2 Mallard Place, High Wycombe

£625,000



2 Mallard Place

High Wycombe

An attractive detached family home built in 2006 by Persimmon Homes. The house is ideally situated within a short walk of Loudwater Combined school and Kingsmead playing fields.

Entrance hall, Cloakroom, Sitting room, Dining room, Family room, Kitchen/Breakfast room, Utility, Bedroom 1 with en suite shower room, Three further bedrooms, Bathroom, Gas central heating, Double glazing, Gardens, Garage and parking.

Council Tax band: F Tenure: Freehold

Entrance hall

Radiator, stairs to first floor with under stairs storage cupboard, fitted storage

Cloakroom

Low level W.C., wash hand basin with mixer tap and cupboards under, radiator, shaver point

Family room

Radiator, bay window to front

Sitting room

Two radiators, bay window to front, double doors to Dining room

Dining room

With double doors to garden, radiator, door to kitchen

Kitchen/breakfast room

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in Hotpoint oven, fitted four ring gas hob with extractor over, space for fridge/freezer, space for table, part tiled walls, tiled flooring, two windows to rear, archway to Utility





Utility room

Fitted with a range of eye and base level units incorporating stainless steel sink unit, space and plumbing for washing machine, space and plumbing for dishwasher, part tiled walls, tiled flooring, wall mounted Glow Worm gas fired central heating boiler, door to side

First floor

Landing

Access to loft space, radiator, airing cupboard housing Mega Flo hot water cylinder

Bedroom 1

With a range of built in wardrobes, radiator, further built in shelved storage cupboard, two windows to front

En suite shower room

Shower cubicle housing fitted shower unit, low level W.C., wash hand basin with mixer tap and tiled splash back, radiator, window to front

Bedroom 2

With a range of fitted wardrobes, radiator, window to rear

Bedroom 3

Radiator, window to rear

Bedroom 4

Radiator, window to rear

Bathroom

White suite comprising panelled with mixer tap and shower attachment, low level W.C., wash hand basin with mixer tap, part tiled walls, radiator, shaver point, window to side

Garage and parking

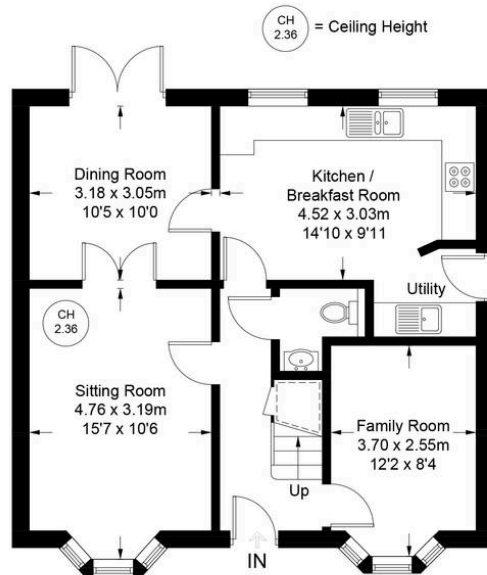
With electric up and over door, light and power. A block paved driveway in front of the garage provides parking

Rear garden

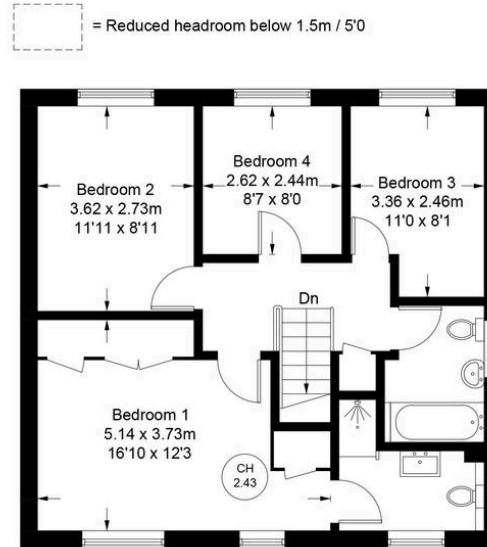
A paved patio leads with steps up to the remainder of garden which is laid to lawn with areas of decking and patio. All is enclosed by panelled fencing and brick walling. The garden extends to 27' x 31'.



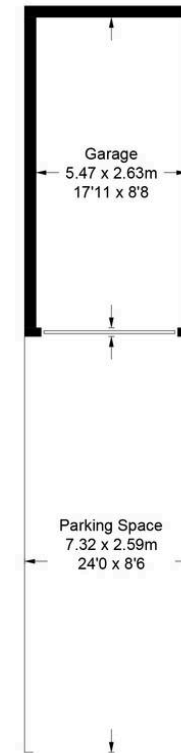
Approximate Gross Internal Area
 Ground Floor = 60.1 sq m / 647 sq ft
 First Floor = 58.5 sq m / 630 sq ft
 Garage = 14.4 sq m / 155 sq ft
 Total = 133.0 sq m / 1432 sq ft
 (Excluding Parking Space)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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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