

32 Tyzack Road, High Wycombe

£440,000

Robertsons

32 Tyzack Road

High Wycombe

A 1950s built semi detached family home in this popular location which is being offered for sale with no upward chain. Entrance porch, Entrance hall, Cloakroom, Sitting/Dining room, Kitchen/breakfast room, Conservatory, Three bedrooms, Shower room (wet room), Gas central heating, Double glazing, Off street parking for two cars, Attractive 60' rear garden.

Council Tax band: C

Entrance porch
Shelved storage cupboard, window to front

Entrance hall
Stairs to first floor with under stairs storage cupboard, radiator, window to side

Cloakroom
Low level W.C., part tiled walls, window to side

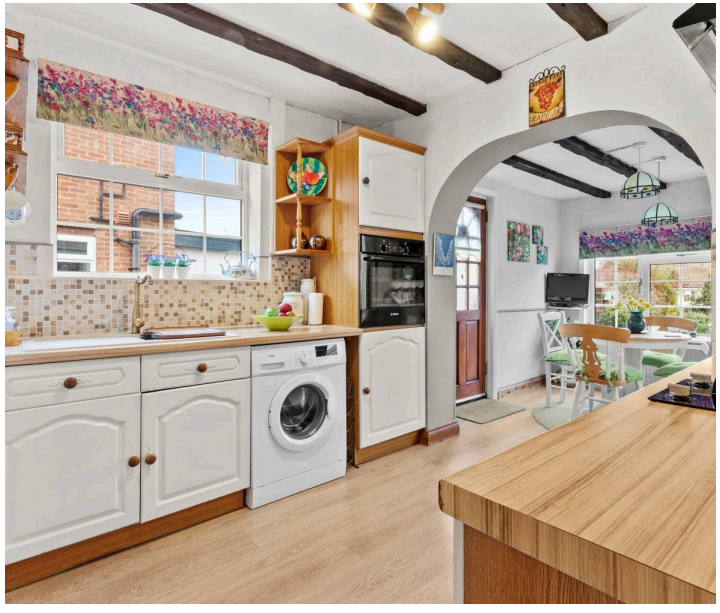
Sitting/Dining room
Fireplace with fitted gas fire, two radiators, sliding patio doors to Conservatory, window to front

Kitchen/breakfast room
Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, built in Bosch oven, space and plumbing for washing machine, fitted two ring gas hob with extractor over, space for freezer, built in fridge, part tiled walls, space for table, radiator, windows to side and rear, door to side

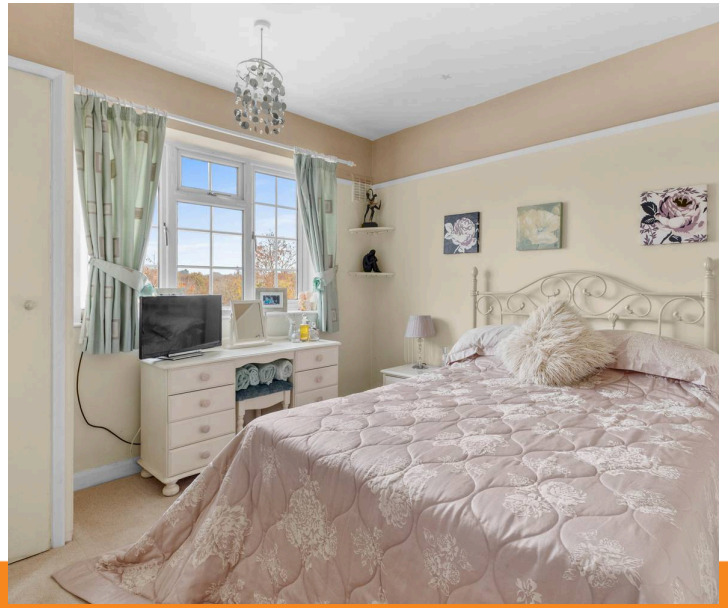
Conservatory
With doors to garden

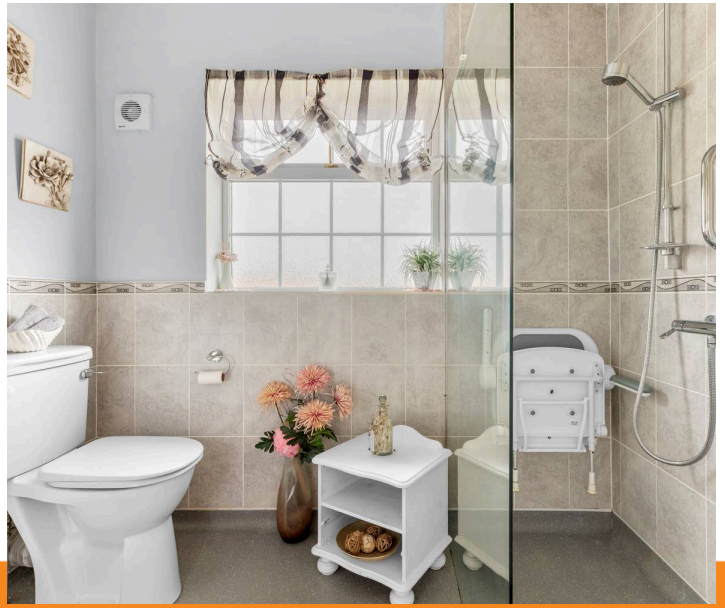












First floor

Landing
Access to loft space, window to side

Bedroom 1
Radiator, picture rail, window to front

Bedroom 2
Cupboard housing wall mounted Vaillant gas fired central heating boiler and shelved storage, radiator, window to rear

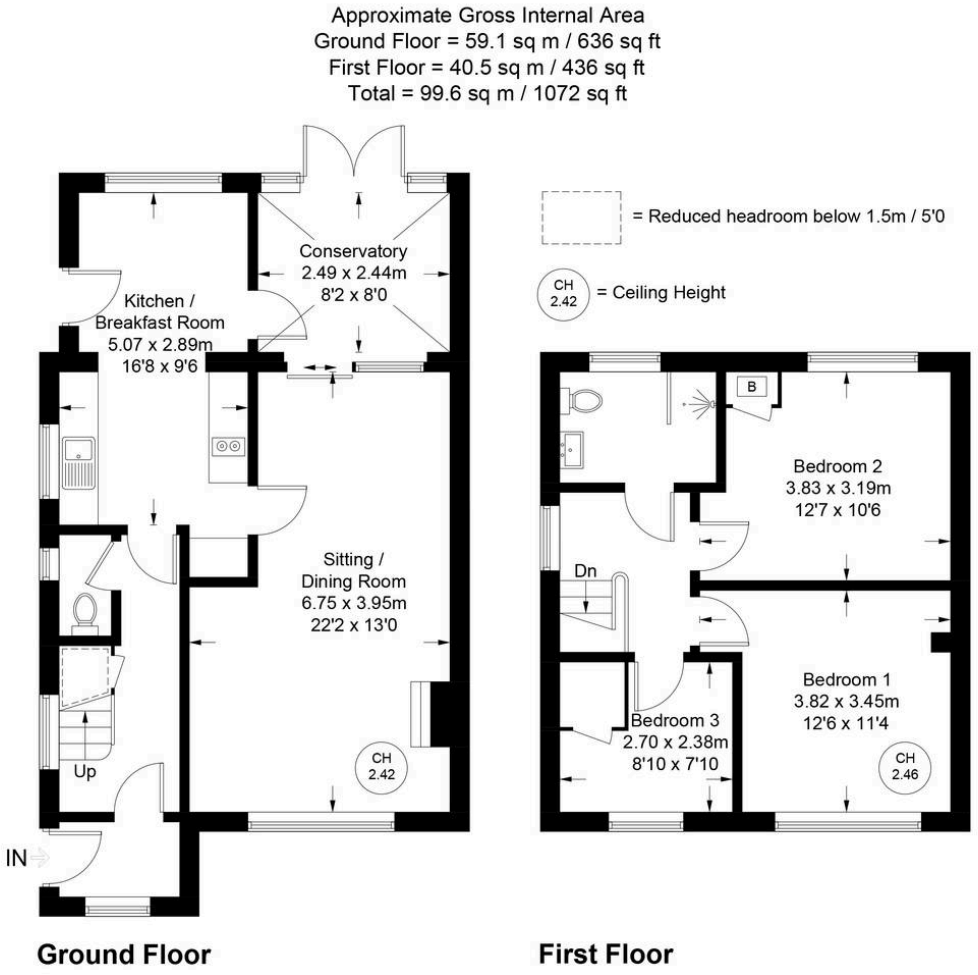
Bedroom 3
With a range of fitted wardrobes, built in wardrobe, radiator, window to front

Shower room (wet room)
Walk in shower with fitted shower unit, low level W.C., wash hand basin with mixer tap and cupboards under, part tiled walls, heated towel rail, window to rear

Front garden/Parking
A block paved driveway provides parking for two cars

Rear garden
An area of decking and a paved patio leads to the remainder of garden which is laid to lawn with well stocked flower and shrub borders. There is a greenhouse and a timber shed. All is enclosed by panelled fencing and extends to 60'.

Approximate Gross Internal Area
Ground Floor = 59.1 sq m / 636 sq ft
First Floor = 40.5 sq m / 436 sq ft
Total = 99.6 sq m / 1072 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.

Robertsons Estate Agents

Swains House, Swains Lane, Flackwell Heath - HP10 9BN

01628 533373

flackwellheath@robertsonsestateagents.co.uk

www.robertsonsestateagents.co.uk

Robertsons