



CRENDON **H**OUSE

Est. 1971

**65 Miersfield, High Wycombe,
Buckinghamshire, HP11 1TY**

£385,000 - Freehold

This well presented and versatile semi-detached home has been thoughtfully reconfigured to provide flexible accommodation. Originally a two-bedroom property, the former garage has been converted to create an additional double room or reception room, complemented by a convenient cloakroom, making the property particularly appealing for those seeking multi-generational living, a home office, or guest accommodation.

Situated within a popular residential development in High Wycombe, the ground floor comprises an entrance hall leading to a spacious living room with stairs rising to the first floor. To the rear, the kitchen/breakfast room overlooks the garden and provides ample space for dining, with direct access outside. The converted garage now offers a highly adaptable room which could be utilised as a third bedroom, family room, playroom or home office, together with an adjoining cloakroom. Upstairs, there are two well-proportioned bedrooms and a family bathroom. Both bedrooms enjoy pleasant outlooks and offer generous accommodation for a property of this size. Outside, the rear garden has been attractively landscaped to provide a combination of patio seating areas, timber decking and lawn. To the front, the property benefits from ample driveway parking.

Miersfield Road forms part of a well-established and convenient development offering easy access to local shops, schools and everyday amenities. High Wycombe town centre is within easy reach, providing a wide range of shopping, leisure and dining facilities together with a mainline railway station offering direct services to London Marylebone in approximately 25 minutes. The area also enjoys excellent road connections via the A404 and M40, making it an ideal location for commuters.

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks in £75(incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of issuing a memorandum of sale, directly to Lifetime legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.





Two/Three Bedroom Semi-Detached Home

Garage Conversion Creating Additional Bedroom Or Reception Room

Spacious Living Room

Kitchen/Breakfast Room With Garden Access

Ground Floor Cloakroom

Landscaped Rear Garden With Patio, Decking And Lawn

Driveway Parking

Council Tax Band: C
EPC Rating: C



Crendon House – Wooburn Green

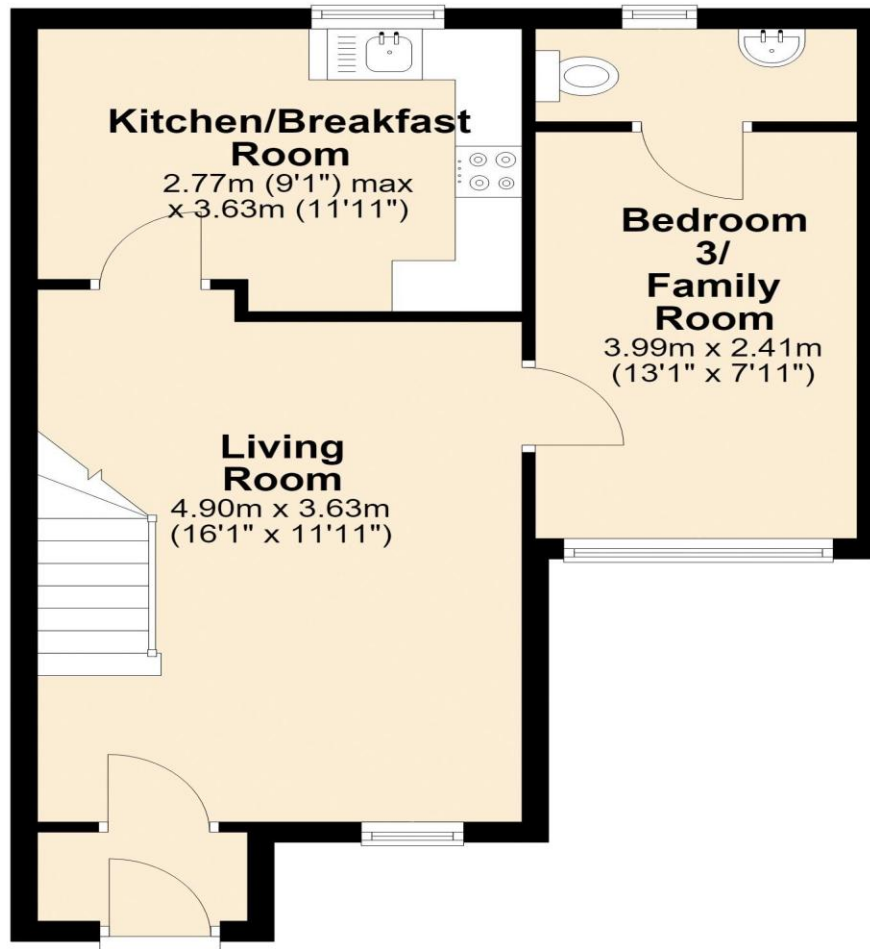
Tel: 01628 527766

Suffolk House
54 – 55 The Green
Wooburn Green
Bucks
HP10 0EU

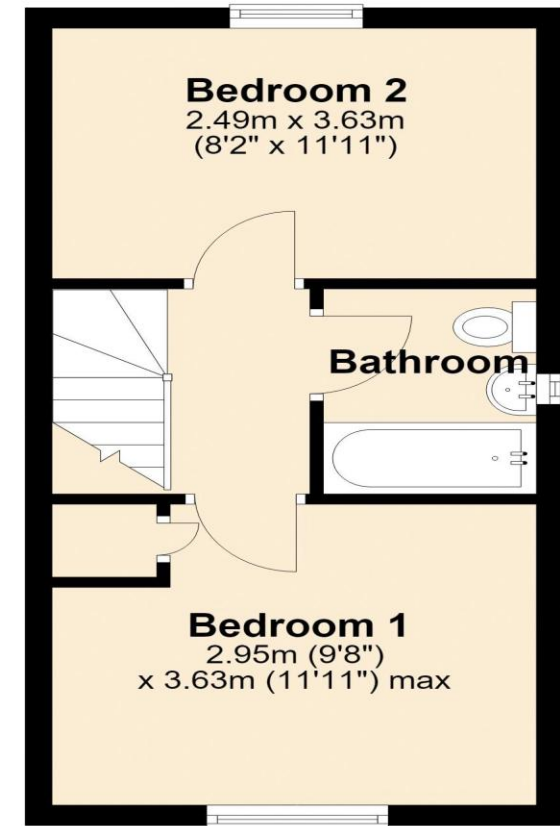
wooburn@crendonhouse.com

www.crendonhouse.com

Ground Floor



First Floor



Total area: approx. 70.1 sq. metres (754.8 sq. feet)



Please Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.