



Keegan White
ESTATE AGENTS

306 Micklefield Road | £360,000



Features

- Three Double Bedrooms
- Two Reception Rooms
- Off-Street Parking
- 91 sqm / 978 sqft
- No Onward Chain
- In Need Of Modernising

The front door leads into a large entrance porch with a secondary front door opening into the hallway that gives access to the ground floor accommodation and has a convenient cloaks cupboard. The lounge has windows overlooking the rear garden and has a doorway leading into the kitchen. This has windows to rear aspect, a back door to the garden, and has a range of storage units above and below the worktop, stainless steel sink and drainer and an electric oven & hob. Adjacent to this, with windows to front aspect is the dining room. The first floor landing has a window to

rear and a loft hatch. The bathroom has been converted into a modern shower room and has a separate WC. The three bedrooms are all generous in size and have built in cupboards.

Externally, there are gardens to front with off-street parking for one car. A shared passageway leads to the gated back garden that has a mix of flowers and planting, with a patio dining area, lawn and fencing to borders.



The home is located to the east side of High Wycombe on a level road with plenty of local amenities close by including a local parade of shops and a primary school. Micklefield Road is surrounded by woodland with many tracks and trails offering some delightful walks. Ryemead retail park is within walking distance and offers a range of retail outlets including a Marks and Spencers simply food and a fitness centre. High Wycombe is a vibrant town with a twice weekly market, a comprehensive shopping centre, the Swan theatre and mainline

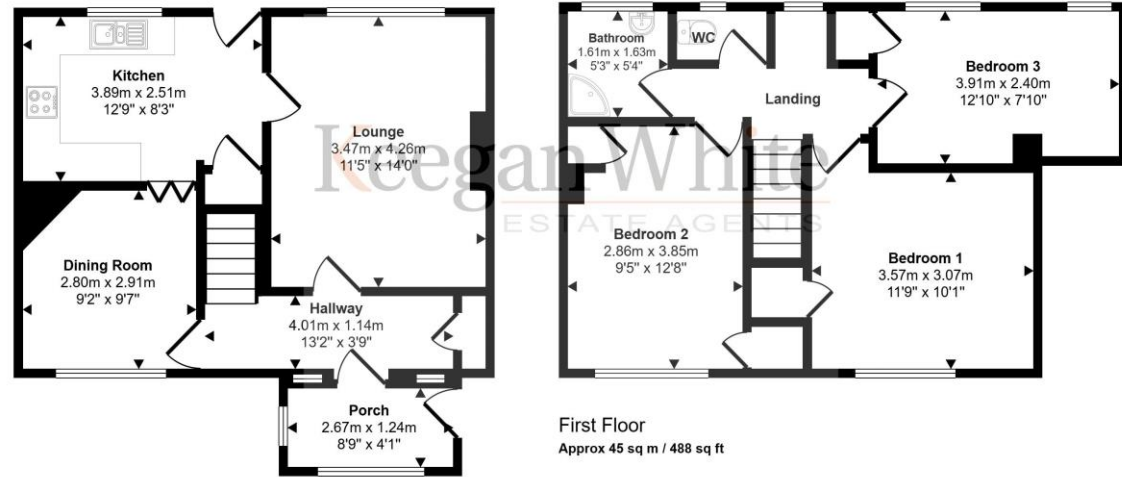
railway station which offers a link to London Marylebone in under 25 minutes. Junction 3 of the M40 is a 5 minute drive.

Additional Information:
Council Tax: Band C.
Energy Performance Rating: EPC 72 (C).
Gas Central Heating
Mains Drains





Approx Gross Internal Area
91 sq m / 978 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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