



209 Dashwood Avenue, High Wycombe

£415,000



Robertsons



# 209 Dashwood Avenue

High Wycombe, Buckinghamshire

A recently modernised semi detached character family home which backs onto woodland on the west side of town. Entrance hall, Potential for downstairs cloakroom, Sitting room with wood burner, Refitted kitchen/Dining room, Three bedrooms, Refitted Bathroom, New flooring throughout downstairs, New carpets upstairs, Gas central heating, Double glazing, 103' rear garden, Off street parking for two cars. Viewing recommended. Council Tax band: D

Tenure: Freehold

## Entrance hall

Stairs to first floor with under stairs storage, down lighters, part wooden panelled walls, under stairs storage cupboard with potential down stairs W.C.

## Sitting room

Attractive wooden fireplace with cast iron wood burner, radiator, picture rail, built in cupboards, bay window to front

## Kitchen/Dining room

Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, built in Zanussi oven, fitted four ring Zanussi induction hob with extractor over, built in Zanussi slim line dishwasher, built in Hoover washing machine, built in fridge/freezer, space for table, down lighters, radiator, window to rear, double doors to garden







## **First floor**

### **Landing**

Access to loft space, window to side

### **Bedroom 1**

With a range of fitted wardrobes, part wooden panelled walls, radiator, picture rail, bay window to front

### **Bedroom 2**

Radiator, picture rail, window to rear

### **Bedroom 3**

Radiator, recessed shelved storage area, window to rear

### **Bathroom**

White suite comprising panelled bath with mixer tap and rainfall shower over, low level W.C., wash hand basin with mixer tap and cupboards under, recessed storage area, heated towel rail, part tiled walls, tiled flooring, down lighters, window to side, circular window to front

### **Front garden/Parking**

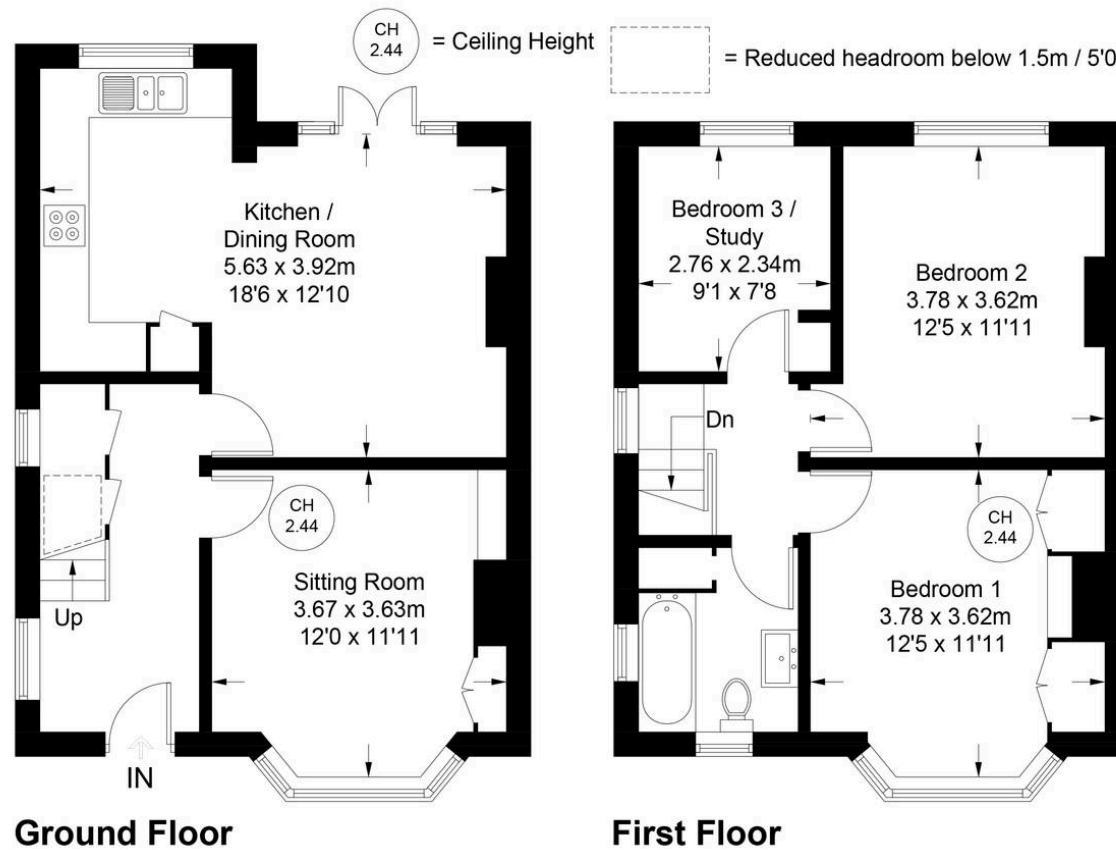
A block paved driveway provides parking for two cars. The remainder is laid to lawn

### **Rear garden**

A delightful landscaped garden with a raised patio area with steps up to an area of lawn with raised flower and shrub borders. There is a timber shed and all is enclosed by panelled fencing, extending to 103'.



Approximate Gross Internal Area  
 Ground Floor = 44.5 sq m / 479 sq ft  
 First Floor = 41.8 sq m / 450 sq ft  
 Total = 86.3 sq m / 929 sq ft



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