



24 Field Maple Gardens, High Wycombe

£650,000



Robertsons

# 24 Field Maple Gardens

High Wycombe, High Wycombe

A beautifully presented and maintained semi detached home built by Berkeley Homes in 2022. Entrance hall, Cloakroom, Kitchen/Breakfast/Living room, Principal bedroom with en suite shower room, Three further bedrooms, Bathroom/Shower room, Gas central heating, Double glazing, Garage and parking for two cars, Low maintenance rear garden, Remainder of NHBC builders warranty. Viewing recommended.

Council Tax band: E

Tenure: Freehold

## Entrance hall

Stairs to first floor, window to side, built in cloaks cupboard, cupboard with space and plumbing for washing machine and wall mounted Vaillant gas fired central heating boiler

## Cloakroom

Low level W.C., wash hand basin with mixer tap, part tiled walls, down lighters, fitted mirror, 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 microwave/grill, built in Bosch fridge/freezer, fitted Bosch five ring induction hob with extractor over, built in Bosch dishwasher, down lighters, under stairs cupboard, fitted breakfast bar, space for table, double doors to garden, window to side





### **First floor**

#### **Landing**

Radiator, stairs to second floor

#### **Bedroom 1**

With built in double wardrobe, radiator, window to rear

#### **En suite shower room**

Double shower with fitted shower unit, low level W.C., wash hand basin with mixer tap, heated towel rail, down lighters, fitted mirrored shelved cupboard with shaver point, part tiled walls

#### **Sitting room/Bedroom**

Radiator, window to front

### **Second floor**

#### **Landing**

Radiator, stairs to second floor

#### **Bedroom**

Radiator, built in double wardrobe, window to front

#### **Bedroom**

Radiator, window to rear

#### **Bedroom**

Radiator, window to rear

#### **Bathroom**

Shower cubicle housing fitted shower unit, low level W.C., wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, part tiled walls, shaver point, heated towel rail, down lighters

#### **Parking**

A block paved driveway provides parking for two cars

#### **Garage**

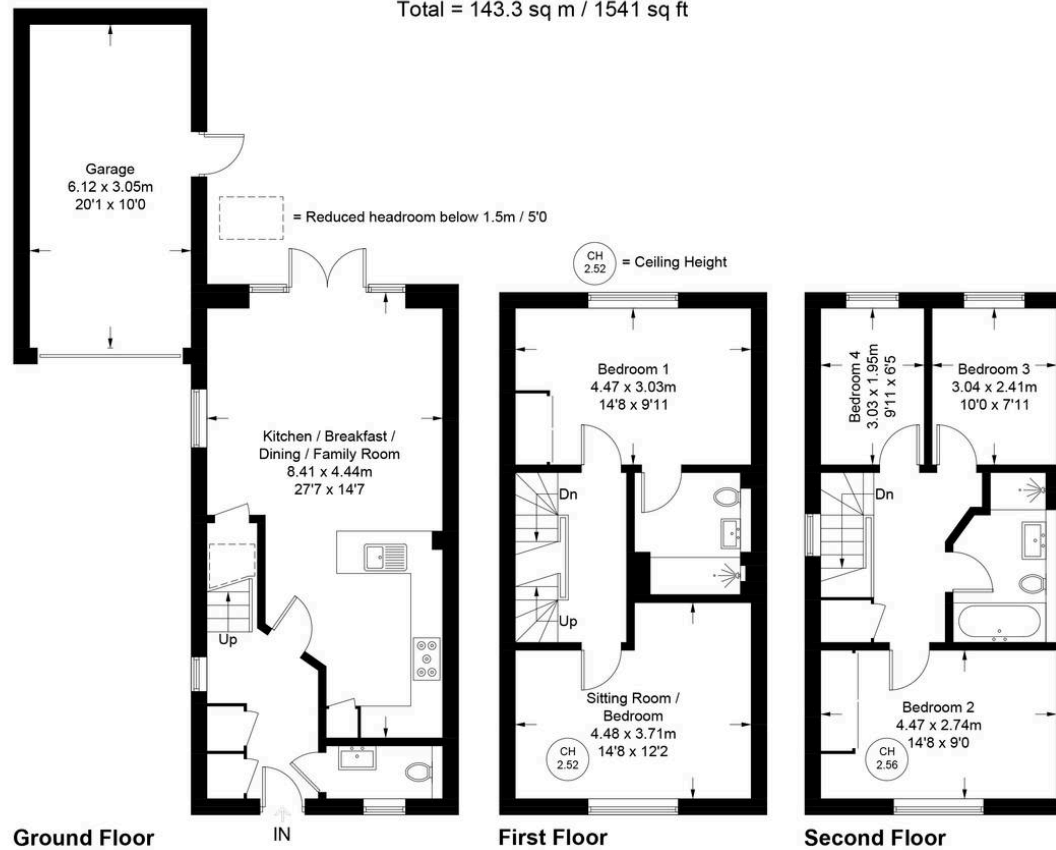
With metal up and over door, light and power, door to garden

#### **Rear garden**

A good sized paved patio leads to the remainder of garden which is artificial turf and an area of composite decking. All is enclosed by panelled fencing and extends to 45' (max.) x 30'.



Approximate Gross Internal Area  
Ground Floor = 42.2 sq m / 454 sq ft  
First Floor = 41.2 sq m / 443 sq ft  
Second Floor = 41.2 sq m / 443 sq ft  
Garage = 18.7 sq m / 201 sq ft  
Total = 143.3 sq m / 1541 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](mailto:flackwellheath@robertsonsestateagents.co.uk)

[www.robertsonsestateagents.co.uk/](http://www.robertsonsestateagents.co.uk/)



**Robertsons**