



96 Hughenden Road, High Wycombe
£350,000



Robertsons

96 Hughenden Road

High Wycombe, Buckinghamshire

A semi detached Victorian house, in need of some updating, within a short walk of the town centre and Hughenden Park. Entrance lobby, Sitting room, Dining room, Kitchen, Ground floor Bathroom, Three bedrooms, Gas central heating, Double glazing, Off street parking, Gardens. NO CHAIN.

Council Tax band: C

Tenure: Freehold

Entrance lobby

Stairs to first floor

Sitting room

With feature fireplace, radiator, bay window to front

Dining room

Radiator, under stairs storage cupboard, windows to side and rear

Kitchen

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, space for oven, space for fridge, space for appliance, wall mounted Potterton gas fired central heating boiler, part tiled walls, door to side, windows to side and rear

Bathroom

White suite comprising panelled bath with Triton shower over, wash hand basin with tiled splash back, radiator, tiled splash back, window to side

Separate W.C.

Low level W.C., windows to side and rear





First floor

Landing

Access to loft space, radiator

Bedroom 1

Feature fireplace, shelved storage cupboard, radiator, two windows to front

Bedroom 2

Shelved storage cupboard, radiator, windows to side and rear

Bedroom 3

Airing cupboard housing foam clad hot water cylinder and shelved storage cupboard, radiator, window to rear

Front garden/Parking

A driveway provides parking for one car. The remainder is laid to lawn with flower and shrub borders.

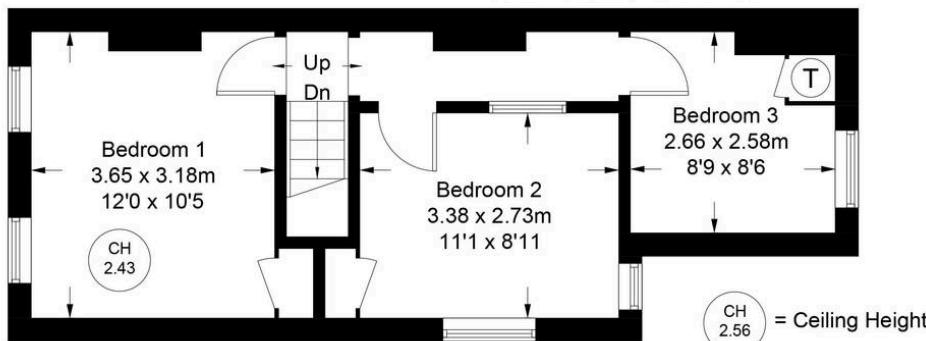
Rear garden

An area of patio leads to the remainder of garden which is laid to lawn with various beds and borders. All is enclosed by panelled fencing and extends to 100' x 16'.

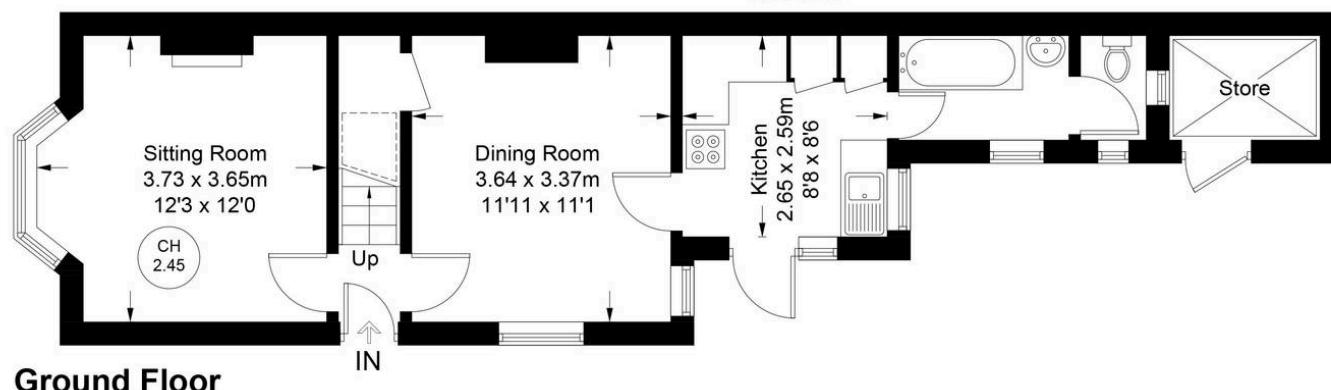




Approximate Gross Internal Area
Ground Floor = 41.1 sq m / 442 sq ft
First Floor = 35.4 sq m / 381 sq ft
Store = 2.8 sq m / 30 sq ft
Total = 79.3 sq m / 853 sq ft



First Floor



Ground Floor

Floor Plan produced for Robertsons by Media Arcade ©.
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.

