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Mill End Road High Wycombe Buckinghamshire HP12 4AX









Mill End Road High Wycombe HP12 4AX

## Offers over £365,000

A three double bedroom end of terrace home situated at the end of a private road with extension potential subject to obtaining the relevant planning consents.

## Description

This well presented 3 bedroom end terrace home is positioned on a small cul de sac to the West side of High Wycombe's town centre. The property comprises of three double bedrooms, a family bathroom, a large sitting room with a fireplace that overlooks the rear garden, a kitchen / diner and downstairs cloakroom.

Benefitting from a side garden the property has further potential to extend subject to the relevant planning permission.

Further features include gas central heating, generous parking and double glazing throughout.

## Situation

Mill End Road is situated towards the west-side of High Wycombe's town centre, with the Eden Shopping Centre being approximately 1.4 miles from the property. West Wycombe Park is a short distance away which is The National Trust owned land. Nearby and within a short walking distance is a combined primary school as well as Desborough Park making this an ideal family home.

For rail users the High Wycombe Train Station is situated 1.8 miles away. Via the Chiltern Railway Service, you'll be at London Marylebone Station in just 27 minutes or Oxford in 38 minutes. For Road users Junction 4 of the M40 is approximately 2 miles.







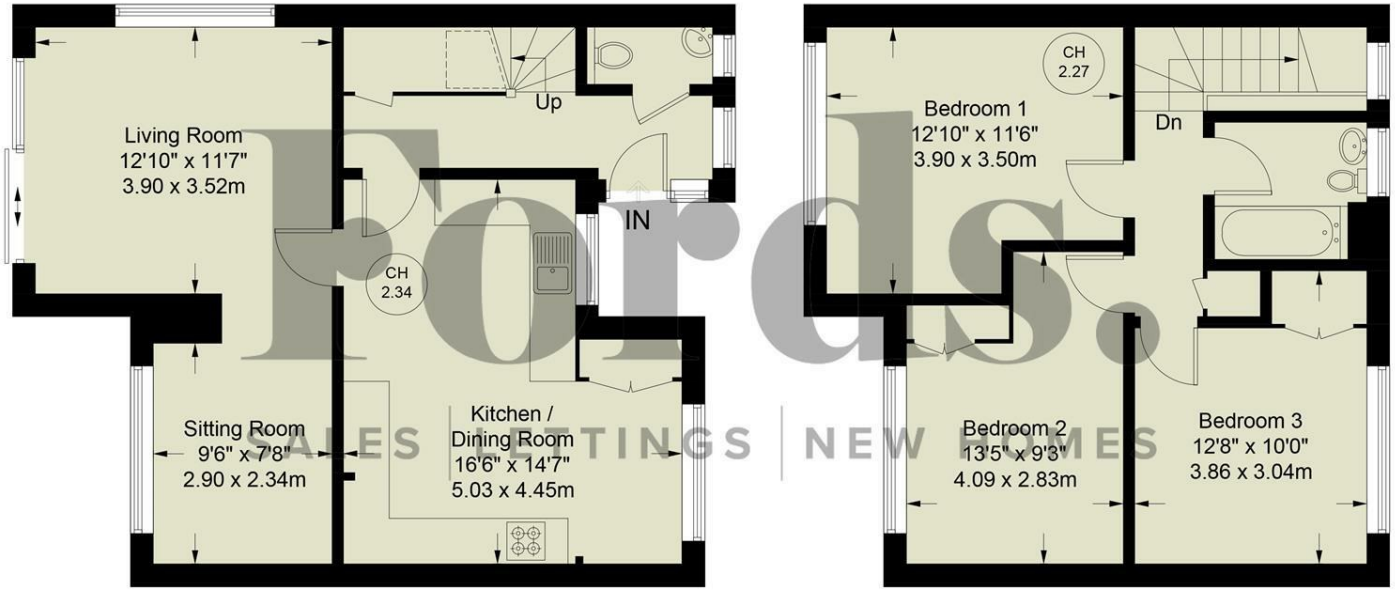

## Floor Plans

### Mill End Road, HP12 4AX

Approximate Gross Internal Area
Ground Floor = 568 sq ft / 52.8 sq m
First Floor = 498 sq ft / 46.3 sq m
Total = 1066 sq ft / 99.1 sq m

CH 2.34 = Ceiling Height

= Reduced headroom below 1.5m / 5'0

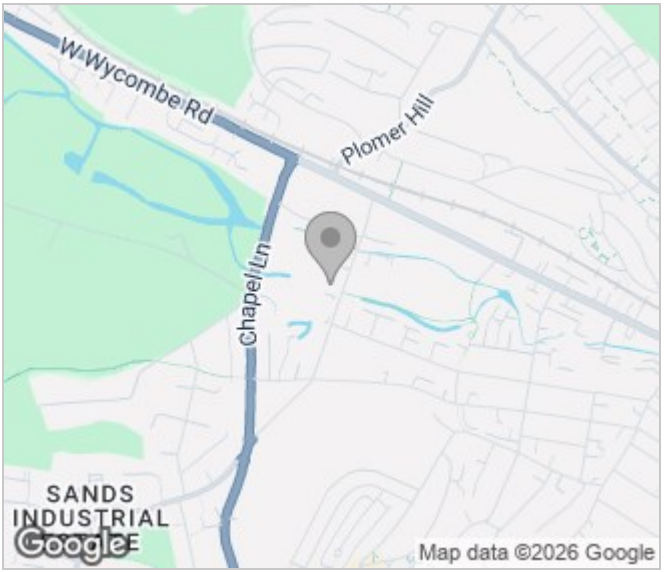



**Ground Floor** **First Floor**

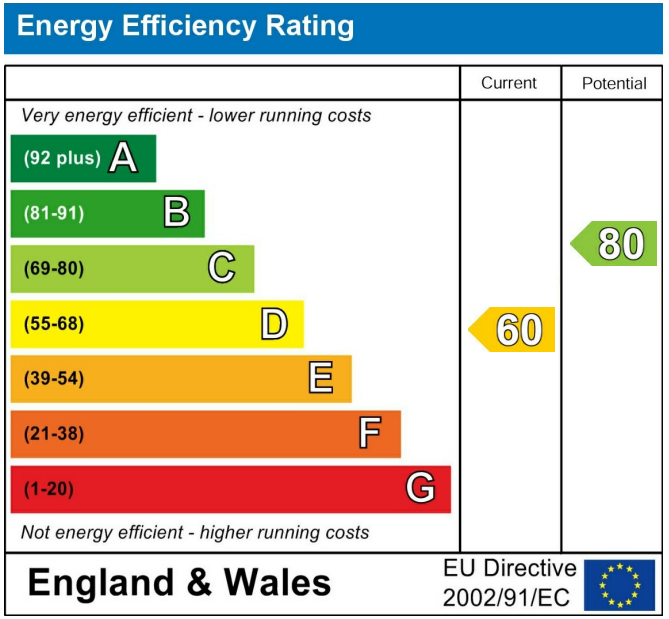
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Floor Plan produced for Ford & Partners by Media Arcade ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Area Map




## Energy Performance Graph




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