



17 Lime Avenue, High Wycombe

£650,000



Robertsons

# 17 Lime Avenue

## High Wycombe, High Wycombe

A extremely spacious semi detached family home which backs onto allotments in this highly sought after tree lined avenue close to the Rye and the town centre. Entrance porch, Entrance hall, Sitting room, Kitchen, Dining room, Conservatory, Five bedrooms, Bathroom, Shower room, Utility room, Garage/car port and parking, outside W.C., 101' rear garden. NO CHAIN. Council Tax band: E

Tenure: Freehold

### Entrance porch

Tiled flooring, down lighters, two windows to side, door to Hall

### Entrance hall

Radiator, stairs to first floor, wall thermostat

### Sitting room

Fireplace with cast iron wood burner, radiator, dimmer switch, bay window to front

### Kitchen

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, space for oven with extractor over, built in Hotpoint dishwasher, built in fridge, part tiled walls, space for wine fridge, window to rear, opening to Dining room

### Dining room

Fireplace with cast iron wood burner, radiator, doors to Conservatory

### Conservatory

Radiator, patio doors to garden





## First floor

**Landing:** Radiator, stairs to second floor

**Bedroom 2:** Radiator, range of fitted wardrobes, airing cupboard housing foam clad hot water cylinder and shelved storage, two wall light points, window to rear

**Bedroom 3:** With a range of fitted wardrobes, radiator, bay window to front

**Bedroom 4:** Radiator, built in cupboard, windows to front and side

**Bedroom 5:** Radiator, window to front (Currently used as an office)

**Utility room:** Sink unit with mixer tap, drainer and cupboards under, shelved storage, space for fridge/freezer, space and plumbing for washing machine, windows to rear and side

**Bathroom:** White suite comprising panelled bath with mixer tap and shower over, low level W.C., wash hand basin with mixer tap, fitted storage, heated towel rail, part tiled walls, down lighters, fitted mirror, window to rear

**Shower room:** Shower cubicle housing Grohe shower unit, wash hand basin with mixer tap, shaver point, low level W.C., heated towel rail, down lighters, built in cupboards, window to rear

## Second floor

**Landing:** Eaves storage cupboard

**Bedroom 1:** Radiator, eaves storage cupboard, dimmer switch, window to rear

**Front garden/Parking:** A driveway provides parking

**Garage/Carport:** With roller door

**Outside W.C.:** Low level W.C., wash hand basin

**Rear garden:** An area of decking and patio leads to the remainder of garden which is laid to lawn with flower and shrub borders. There is a brick built workshop, two sheds and a greenhouse. Under house storage with water softener and gas fired central heating boiler. All is enclosed by panelled fencing and mature hedging and extends to 101'.



Approximate Gross Internal Area  
 Ground Floor = 61.7 sq m / 664 sq ft  
 First Floor = 72.3 sq m / 778 sq ft  
 Second Floor = 23.8 sq m / 256 sq ft  
 Stores = 17.1 sq m / 184 sq ft  
 Total = 174.9 sq m / 1882 sq ft  
 (Excluding Carport / Including Eaves)



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.

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