



174 Micklefield Road, High Wycombe

£465,000



Robertsons

# 174 Micklefield Road

High Wycombe, High Wycombe

An attractive bay fronted semi detached family home, presented to a high standard throughout, in this popular location. Entrance hall, Sitting room, Refitted Kitchen/Breakfast room, Utility room/Cloakroom, Conservatory, Three bedrooms, Refitted family bathroom, Gas central heating, Double glazing, Off street parking, Gardens. Viewing recommended.

Council Tax band: C

Tenure: Freehold





**Entrance hall:** Radiator, stairs to first floor with under stairs storage cupboard, circular window to front

**Sitting room:** Fireplace with cast iron wood burner, radiator, picture rail, dimmer switch, bay window to front

**Kitchen/Breakfast room:** Refitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap (boiling water tap), built on Bosch double oven, built in fridge/freezer, built in AEG dishwasher, fitted Zanussi four ring induction hob, walk in larder, dimmer switch, two velux windows, radiator, space for table, storage cupboard, down lighters, door to Conservatory

**Utility room/Cloakroom:** Low level W.C., stainless steel sink unit with mixer tap and drainer, fitted storage cupboard, space and plumbing for washing machine and space for dryer above, cupboard housing Worcester gas fired central heating boiler, down lighters, radiator, window to front

**Conservatory:** Door to garden

#### First floor

**Landing:** Access to loft space, window to side

**Bedroom 1:** With bay window to front, radiator, built in wardrobe

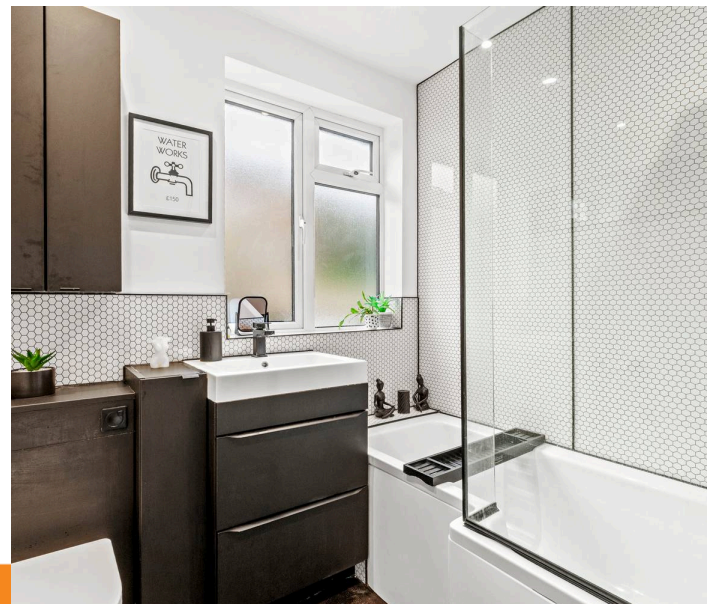
**Bedroom 2:** With built in shelved storage wardrobe, window seat with storage, radiator, window to rear

**Bedroom 3:** Radiator, picture rail, window to front

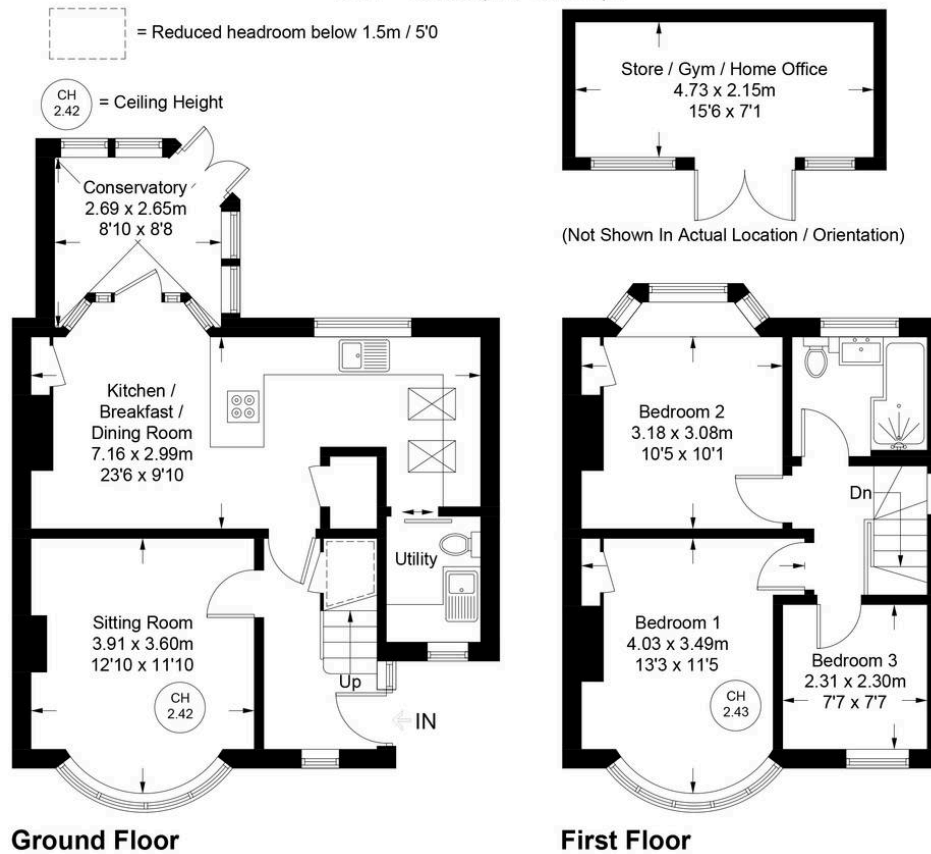
**Bathroom:** White suite comprising panelled bath with mixer tap and rainfall shower over, low level W.C., wash hand basin with mixer tap and storage under, heated towel rail, fitted storage cupboard, down lighters, Bluetooth speaker, sensor low level lighting, window to rear

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

**Rear garden:** An area of patio leads to the remainder of garden which is laid to lawn with raised flower and shrub borders. There are two timber sheds (one currently set up as a gym with light and power). All is enclosed by panelled fencing and extends to 52' x 26'.



Approximate Gross Internal Area  
 Ground Floor = 52.8 sq m / 568 sq ft  
 First Floor = 37.3 sq m / 401 sq ft  
 Outbuilding = 10.2 sq m / 110 sq ft  
 Total = 100.3 sq m / 1079 sq ft



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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