



Estate Agents
Hurst

83 Micklefield Road, High Wycombe, Buckinghamshire, HP13 7EX
£425,000

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A well presented 1930's bay fronted three bedroom semi detached family home, offering excellent potential to extend (STPP). Ideally positioned on the sought after east side of High Wycombe, the property is conveniently located close to highly regarded local schools, shops and transport links, including Wycombe Retail Park and Junction 3 of the M40. The accommodation comprises an entrance hall, a spacious living room with bay window, and a contemporary open-plan kitchen/ diner with patio doors opening onto a generous, enclosed rear garden. To the first floor are three bedrooms and a family bathroom. Further benefits include driveway parking for up to three vehicles, gas central heating with a newly installed boiler (April 2025), and UPVC double glazing throughout.

The current owners have had plans drawn up for both a single-storey rear extension and a loft conversion, which are available on request. Please note, no planning application has been submitted, as the vendors have opted to relocate. However, a number of neighbouring properties have successfully undertaken similar extensions, obtaining the necessary planning consents.



POTENTIAL TO EXTEND (STPP)

TWO RECEPTION ROOMS

**1930'S SEMI-DETACHED FAMILY HOME
DRIVEWAY PARKING FOR UP TO 3 CARS**

LARGE ENCLOSED REAR GARDEN

BAY FRONTED LIVING ROOM

NEW BOILER INSTALLED IN APRIL 2025

PARTIALLY BOARDED LOFT STORAGE

UPVC DOUBLE GLAZING

CLOSE TO WYCOMBE RETAIL PARK

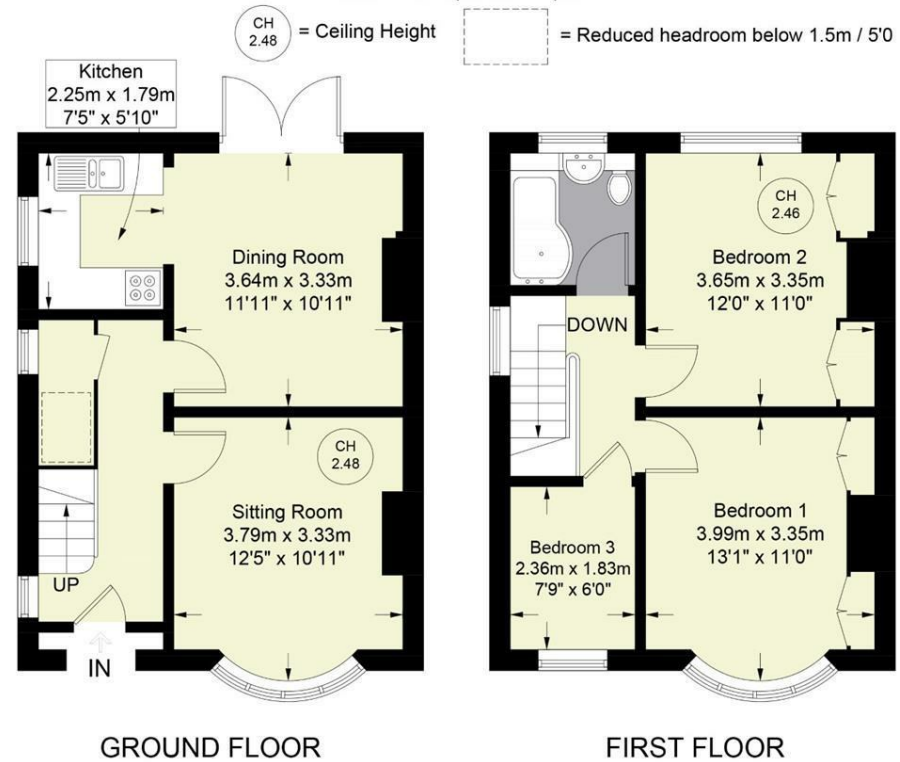






Micklefield Road

Approximate Gross Internal Area
 Ground Floor = 405 sq ft / 37.6 sq m
 First Floor = 411 sq ft / 38.2 sq m
 Total = 816 sq ft / 75.8 sq m



Floor Plan produced for Hursts 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.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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