



Connells

Micklefield Road
High Wycombe

Micklefield Road
High Wycombe HP13 7HT

for sale
£240,000



Property Description

Situated on the east side of High Wycombe, this spacious two-bedroom first-floor maisonette offers well-proportioned accommodation ideal for first-time buyers, investors or those looking to downsize. Accessed via a private ground-floor entrance hall, stairs lead to a generous first-floor landing which provides access to all principal rooms.

The property features a bright and spacious living room with a bay window, providing an excellent space for both relaxing and entertaining. The fitted kitchen offers ample storage and worktop space, while two useful storage cupboards are located off the landing. There are two good-sized double bedrooms, both benefiting from built-in storage, and a family bathroom fitted with a three-piece suite. Additional storage throughout the property enhances its practicality.

Micklefield Road is conveniently positioned for everyday amenities, with local shops, schools and transport links all within easy reach. High Wycombe town centre provides a wide range of shopping, leisure and dining facilities, together with a mainline railway station offering direct services to London Marylebone. The property also enjoys convenient access to the A404 and M40, making it an excellent choice for commuters.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 67.4 m² (726 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC308703

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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