



417 Micklefield Road, High Wycombe, Buckinghamshire, HP13 7HY **Asking price £375,000** *Freehold*

Bringing to the market is this well-presented, three-bedroom, end terraced property located to the northeast side of High Wycombe town centre.

- Large, Enclosed Garden backing onto Woodland
- Three good-sized bedrooms
- Driveway Parking for multiple cars
- Ideal Family Home
- Family Bathroom with Separate toilet
- New Carpets throughout
- Lovely Modern Kitchen
- EPC: C



The property comprises; an entrance hallway with storage, a large living room which offers spacious accommodation with a feature fireplace, a dining room, a modern kitchen with ample room for white goods, a primary double bedroom with built-in storage, a further double bedroom with built-in storage, a further single room which is currently being used as a walk-in wardrobe and a family bathroom with separate toilet.

The property has been finished to a good standard throughout and boasts new carpets and further benefits from a large, enclosed garden backing onto woodland and driveway parking for multiple cars. The location of the property is within a short drive to High Wycombe town centre offering the Eden centre shopping precinct and further benefits from a short drive to the High Wycombe train station which offers easy routes into London via the main train line. This is an ideal family home for professional couples, first-time buyers, investors and small families. An internal inspection is highly recommended to fully appreciate.

Directions

Head out of High Wycombe town centre along Amersham Hill and take a right onto Totteridge Road. Follow this road past the traffic lights and up the hill to the end of the road and then take a right-hand turning at the roundabout onto Hatters Lane. At the next roundabout take the first exit to the left onto Hicks Farm Rise and continue down the hill to the end of the road and at the next roundabout, take the first exit onto Micklefield Road. Continue along this road for a considerable way and the property will be located to your left. You will have reached your destination.

Freehold Notes

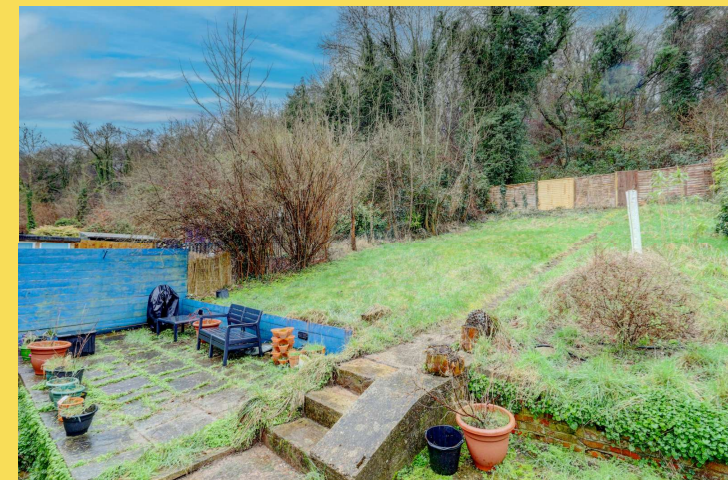
The property offers a potential rental income of £1500.00-1700.00 PCM. Council Tax band C. EPC band C.

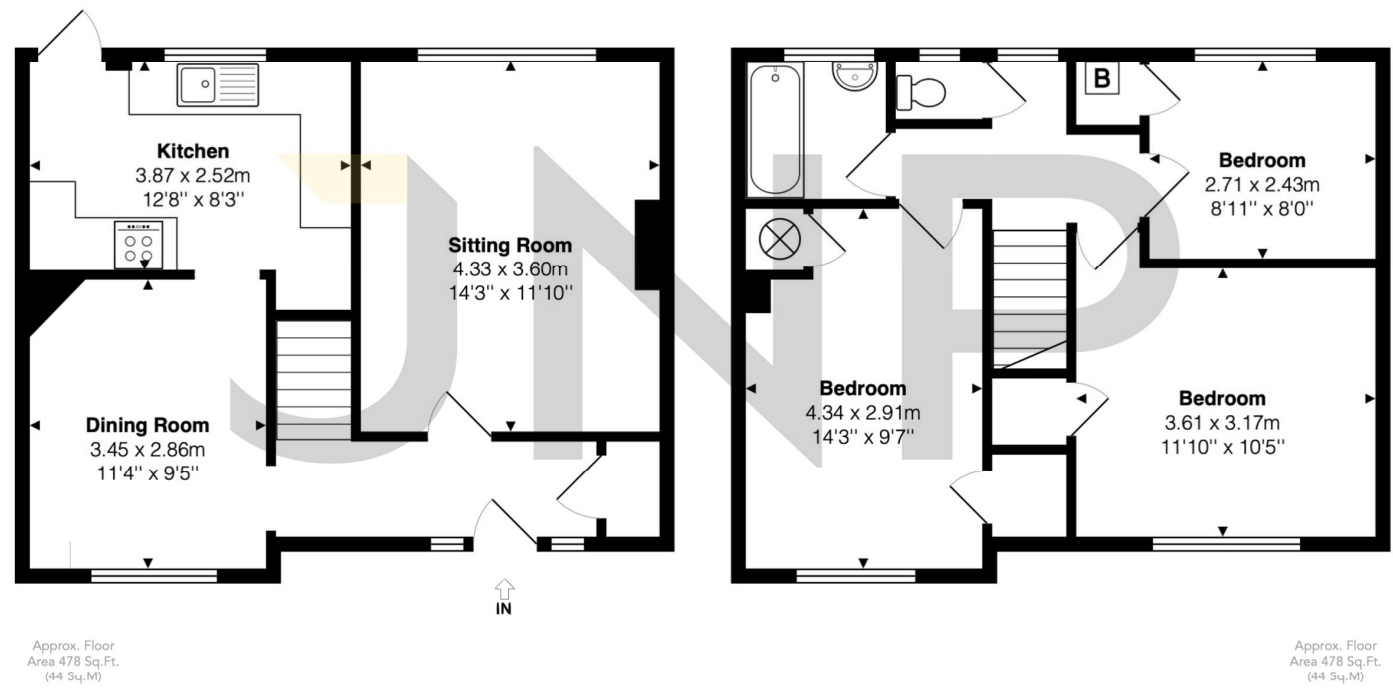
Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of JNP Estate Agents Ltd.

AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.





The approximate total area for the elements of the property represented on the floorplan is 89 SqM (955 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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