



157 Micklefield Road, High Wycombe, Buckinghamshire, HP13 7HA      Offers in excess of £410,000 *Freehold*

Built in the 1940s is this well-presented, three-bedroom, semi-detached property located to the east side of High Wycombe town centre and conveniently located for the M40 (Junction 3).

- No Onward Chain
- Finished to a High Specification Throughout
- Open Plan Kitchen/Dining Room
- Large, Enclosed Garden with Outbuilding
- Three good-sized bedrooms
- Garage & Driveway Parking
- Close Proximity to M40 (Junction 3)
- EPC: E



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Wycombe train station which offers easy routes into London via the main train line. An internal inspection is highly recommended to fully appreciate.

**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.

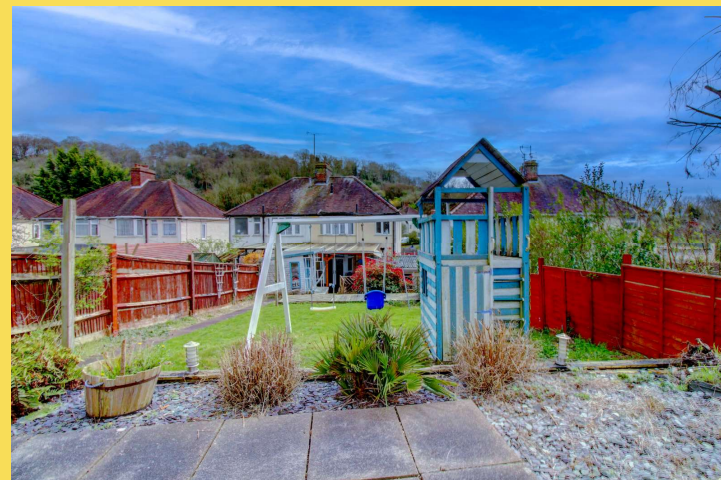
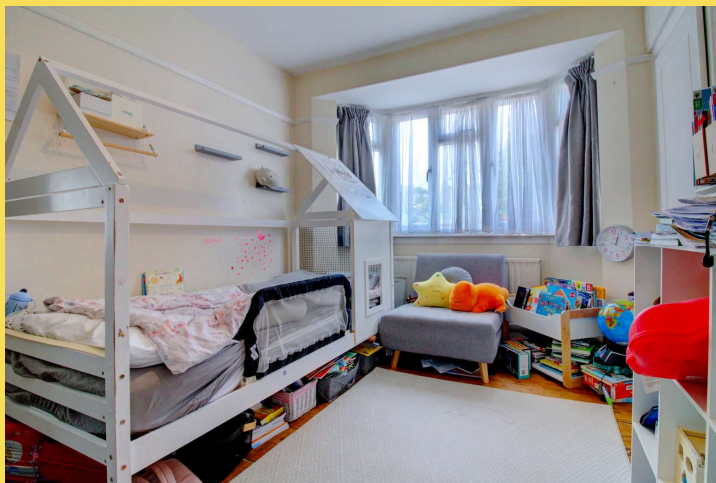
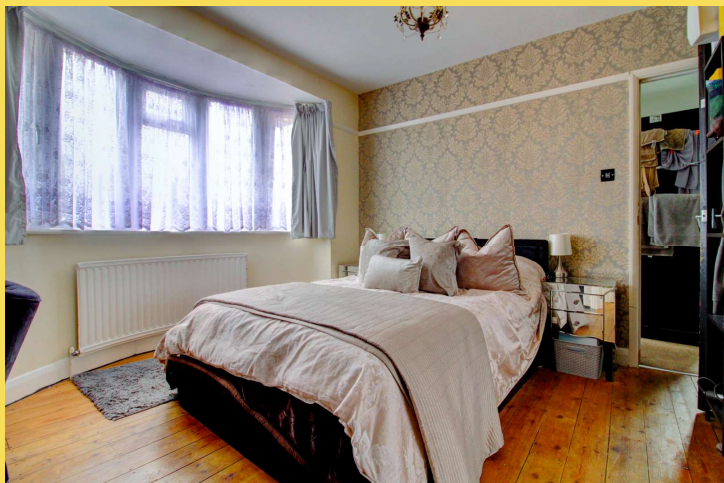
**Directions**  
Head out of High Wycombe town centre along Amersham Hill and take the right hand turning onto Totteridge Road. Follow this road up and past the crossroads and up the hill and at the end of the road, take the second exit on the roundabout onto Hatters Lane. Take the left-hand turning at the next roundabout onto Hicks Farm Rise and follow this road down the hill. Take the first exit onto Micklefield Road and follow this road along, the property will be located to your left-hand side. You will have reached your destination.

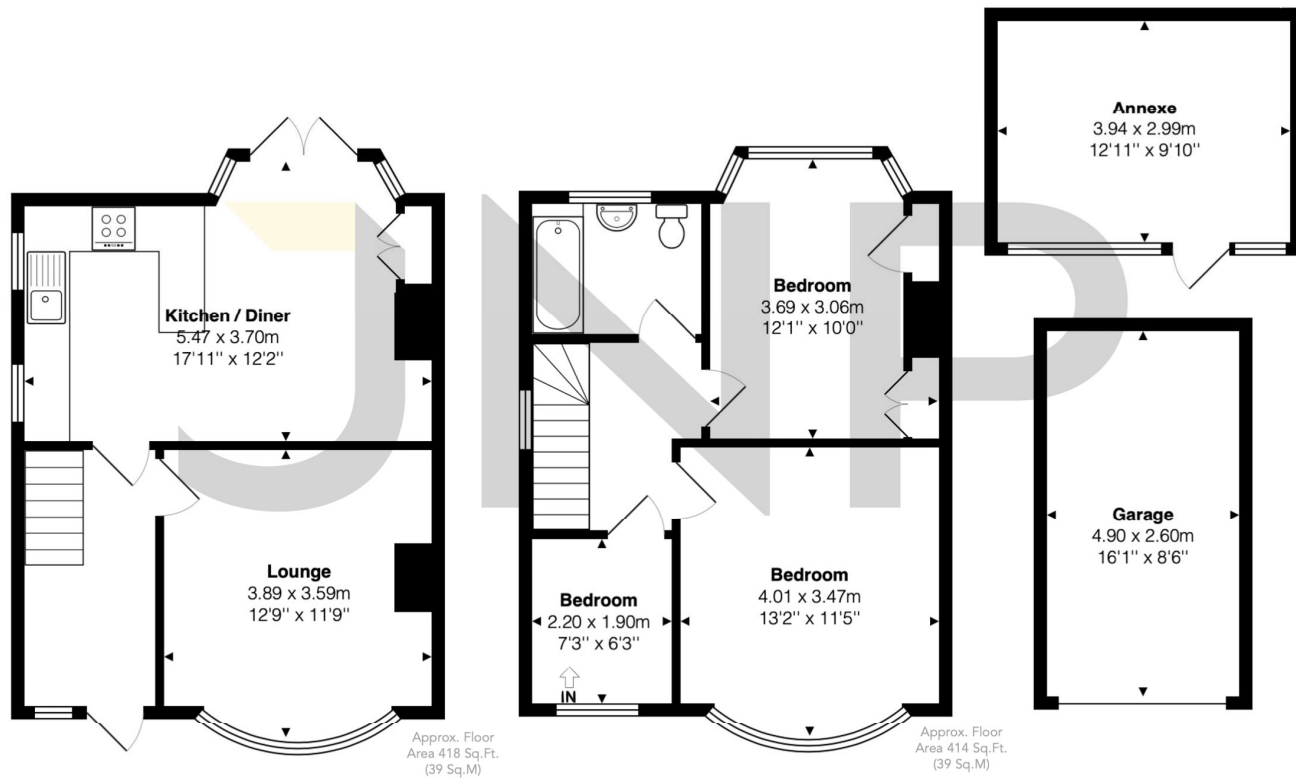
**Freehold Notes**  
The property offers a potential rental income of £1800.00-1900.00 PCM. Council Tax band C. EPC band E.

The property comprises; an entrance hallway, formal living room with front bay windows, a modern open plan kitchen/diner which offers spacious living accommodation and has french doors leading out to the garden, two generous double bedrooms with one with built-in storage, a further single bedroom and modern family bathroom. The property further benefits from driveway parking for several cars, a garage, and the property further benefits from underfloor insulation to the ground floor, solar panels with a 10-year guarantee, gas central heating and double glazing.

The property has been finished to a high specification throughout and further benefits from a large, enclosed garden which backs onto parkland and an outbuilding with power which can be used for a multifunctional purpose.

The location of the property is within a short drive to High Wycombe town centre which offers an array of shops, bars and restaurants within the Eden centre shopping precinct and further benefits from a short drive to High





The approximate total area for the elements of the property represented on the floorplan is 102 SqM (1097 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd 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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