



30 Robinson Road, High Wycombe, Buckinghamshire, HP13 7BJ

Asking price £475,000 *Freehold*

Extended three-bedroom semi-detached home

- • Three-bedroom family home
- • Extended to the rear
- • Garage and driveway parking
- • Well-presented throughout
- • Highly popular location
- • Easy access to M40 (junction 3)
- • Modern kitchen/diner
- • Re-fitted family bathroom
- • Lounge with log burner
- • Rear garden with patio area
- • EPC: To be confirmed



This extended three-bedroom semi-detached family home is in a fantastic location, with easy access to the M40 and has been well maintained by the current owners and is ready to move into.

The property in brief boasts; porch, lounge with log burner, modernised open plan kitchen/diner, three bedrooms with built in wardrobes to the master bedroom and third bedroom and recently updated family bathroom. Further benefits include; rear garden with patio area, garage, driveway parking, double glazing throughout and gas central heating.

Location:

The property is situated in a popular area of Loudwater and is within easy access of High Wycombe Town Centre. The M40 Motorway (junction 3 and 4) is a short distance away and provides prime access to London and Oxford. The town also benefits from the mainline railway station which provides links to London Marylebone (approximately 45 minutes). High Wycombe Town Centre provides a range of facilities including the new Eden Shopping Centre which offers a range of comprehensive shops and restaurants.

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.

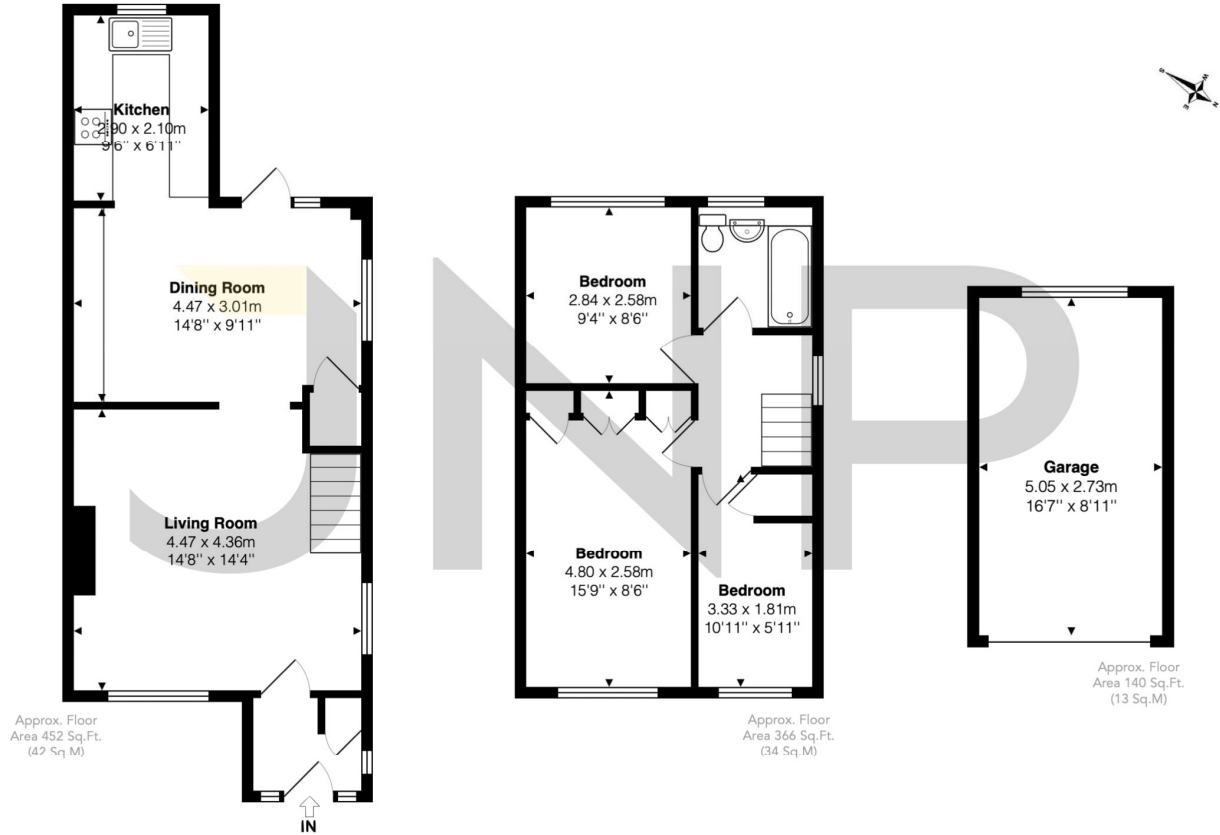
Freehold Notes

Council Tax band D. EPC band TBC

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 (958 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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