



194a Kingsmead Road, High Wycombe

£490,000



Robertsons

# 194a Kingsmead Road

High Wycombe, High Wycombe

A spacious townhouse which has been recently extended and improved to a high standard throughout. The property is situated in a popular location opposite Kingsmead playing fields. Entrance hall, Cloakroom, Refitted kitchen/Breakfast room, Sitting room, Bedroom 1 with en suite shower room, Two further bedrooms, Bathroom, Gas central heating, Double glazing, Garage (converted into a gym), Parking, South facing garden. Council Tax band: E Tenure: Freehold

## Entrance hall

Radiator, stairs to first floor, down lighters, window to side, storage cupboard with space and plumbing for washing machine

## Cloakroom

Low level W.C., wash hand basin with mixer tap, radiator, down lighters

## Kitchen/breakfast room

Recently refitted with an extensive range of eye and base level units incorporating stainless steel sink unit with mixer tap, built in Neff oven/microwave, built in Neff oven, fitted four ring induction hob, built in fridge/freezer, concealed wall mounted Glow Worm gas fired central heating boiler, built in Neff dishwasher, down lighters, fitted breakfast bar, space for table, underfloor heating, bi folding doors to garden

## Sitting room

Feature fireplace with electric fire, radiator, fitted storage unit, down lighters, two windows to front





### **Bedroom 1**

Radiator, built in wardrobe, dimmer switch, window to rear

### **En suite shower room**

Shower cubicle housing fitted shower unit and rainfall shower, wash hand basin with mixer tap and cupboards under, low level W.C., part tiled walls, down lighters, door to landing

### **Bedroom 2**

Radiator, down lighters, window to front

### **Bathroom**

White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin with mixer tap and cupboards under, part tiled walls, radiator, tiled flooring, velux window to front

### **Landing**

Airing cupboard housing foam clad hot water cylinder and shelved storage, built in storage cupboard with shelving

### **Bedroom 3**

With a range of fitted wardrobes and drawers, radiator, down lighters, dimmer switch, velux window to rear

### **Parking**

A driveway provides parking

### **Garage (converted to a gym)**

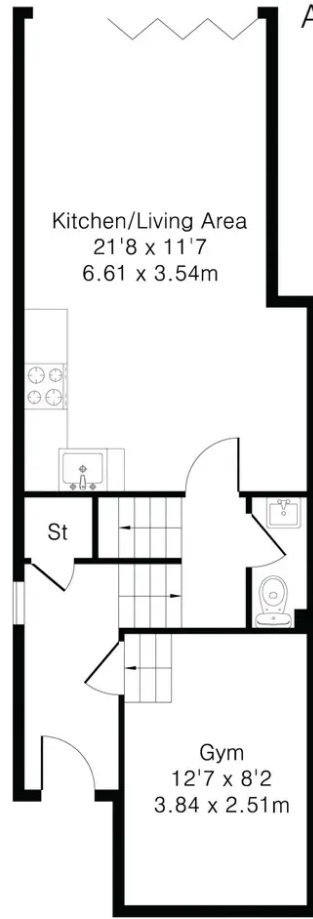
Partly converted into a gym with electric heater, down lighters, under stairs storage area, dimmer switch

### **Rear garden**

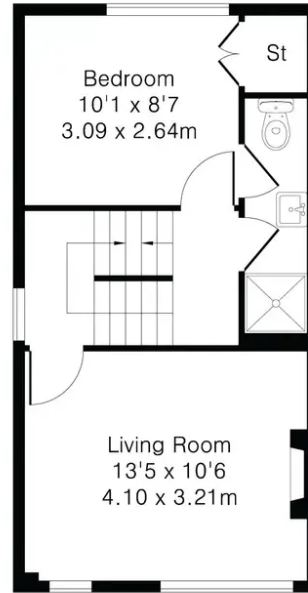
A paved patio leads with steps upto a further paved area. All is enclosed by panelled fencing and attractive brick walling. The garden extends to 27' and enjoys a sunny southerly aspect.



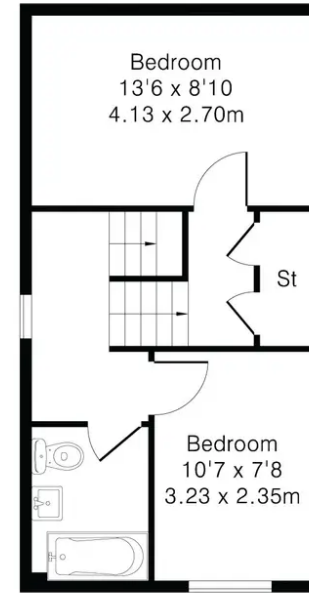
Approximate Gross Internal Area 1148 sq ft – 107 sq m  
Ground Floor Area 478 sq ft – 45 sq m  
First Floor Area 335 sq ft – 31 sq m  
Second Floor Area 335 sq ft – 31 sq m



Ground Floor



First Floor



Second Floor

