



1a Guinions Road, High Wycombe

£385,000



Robertsons

1a Guinions Road

High Wycombe, High Wycombe

A well appointed modern end of terrace home on the eastern outskirts of High Wycombe. Entrance hall, Sitting room, Kitchen/Breakfast room, Three bedrooms, Bathroom, Gas central heating, Double glazing, Gardens, Timber office to the side of the house, Off road parking for two cars. Planning permission was granted (now expired) for a single storey extension to the side of the house.

Council Tax band: C

Tenure: Freehold

Entrance hall

Stairs to first floor, radiator

Sitting room

Radiator, dimmer switch, under stairs storage cupboard, window to front

Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in Neff oven, fitted four ring gas hob with stainless steel splash back and extractor over, space abnd plumbing for washing machine, space for dryer, space for fridge/freezer, space for table, part tiled walls, double doors to garden





First floor

Landing

Access to loft space

Bedroom 1

With built in double wardrobe, airing cupboard housing foam clad hot water cylinder and fitted shelving, radiator, down lighters, dimmer switch, window to rear

Bedroom 2

Radiator, dimmer switch, window to front

Bedroom 3

Radiator, window to front

Bathroom

White suite comprising panelled bath with mixer tap and Aqualisa shower over, low level W.C., wash hand basin with mixer tap, tiled walls, tiled flooring, window to side

Front garden

Laid to lawn

Rear garden

The garden is to the rear and side of the property. The rear garden is paved and enclosed by panelled fencing.

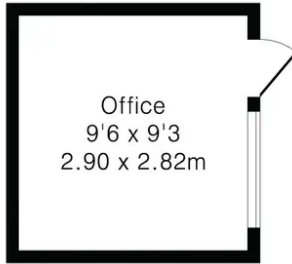
Office

To the side of the house is a timber office with light and power

Parking

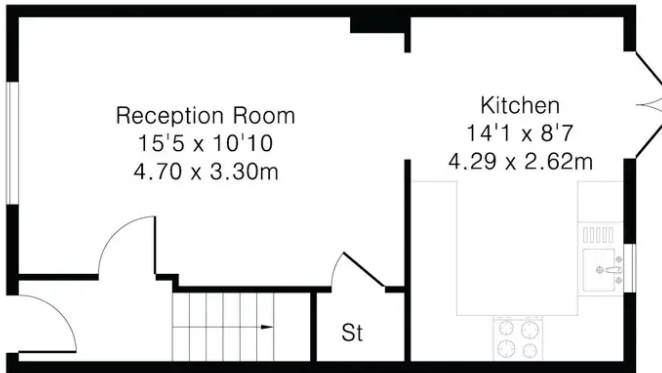
There are two allocated parking spaces



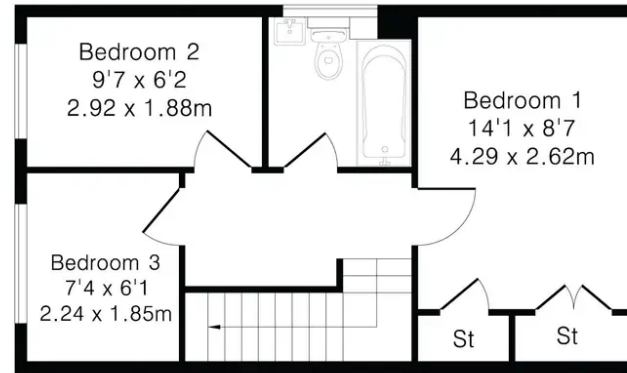


Outbuilding

Approximate Gross Internal Area 786 sq ft – 72 sq m
 Ground Floor Area 349 sq ft – 32 sq m
 First Floor Area 349 sq ft – 32 sq m
 Outbuilding Area 88 sq ft – 8 sq m



Ground Floor



First Floor

