



5 Hammersley Lane, High Wycombe

£465,000



Robertsons

5 Hammersley Lane

High Wycombe, High Wycombe

A well proportioned three bedroomed family home modernised recently by the current owners in this popular location within a short drive to Junction 3 of the M40 (1.5 miles away). Entrance hall, Refitted kitchen, Sitting/Dining room, Lean to Conservatory, Three bedrooms, Refitted Bathroom, Continuous Amtico flooring throughout the property, 114' rear garden, Parking and Garage to the rear (approached via a service road). NO CHAIN.

Council Tax band: D

Tenure: Freehold





Entrance hall

Radiator, stairs to first floor, Amtico flooring

Kitchen

Refitted with a range of eye and base level units incorporating ceramic farmhouse sink unit with mixer tap, wooden worktops, space for range oven with extractor over, built in fridge/freezer, built in Kenwood slimline dishwasher, part tiled walls, Amtico flooring, bay window to front

Sitting/Dining room

With feature fireplace, two radiators, built in storage cupboard, downlighters, Amtico flooring, cupboard housing fuses and meters, window to side, door to side, patio doors leading to conservatory

Lean to Conservatory

With door to garden (currently being used as a gym)

First floor

Landing

Access to loft space with Baxi gas fired central heating boiler (installed about two years ago), dimmer switch, Amtico flooring

Bedroom 1

Radiator, dimmer switch, Amtico flooring, window to rear

Bedroom 2

With a range of fitted wardrobes, radiator, Amtico flooring, dimmer switch, bay window to front

Bedroom 3

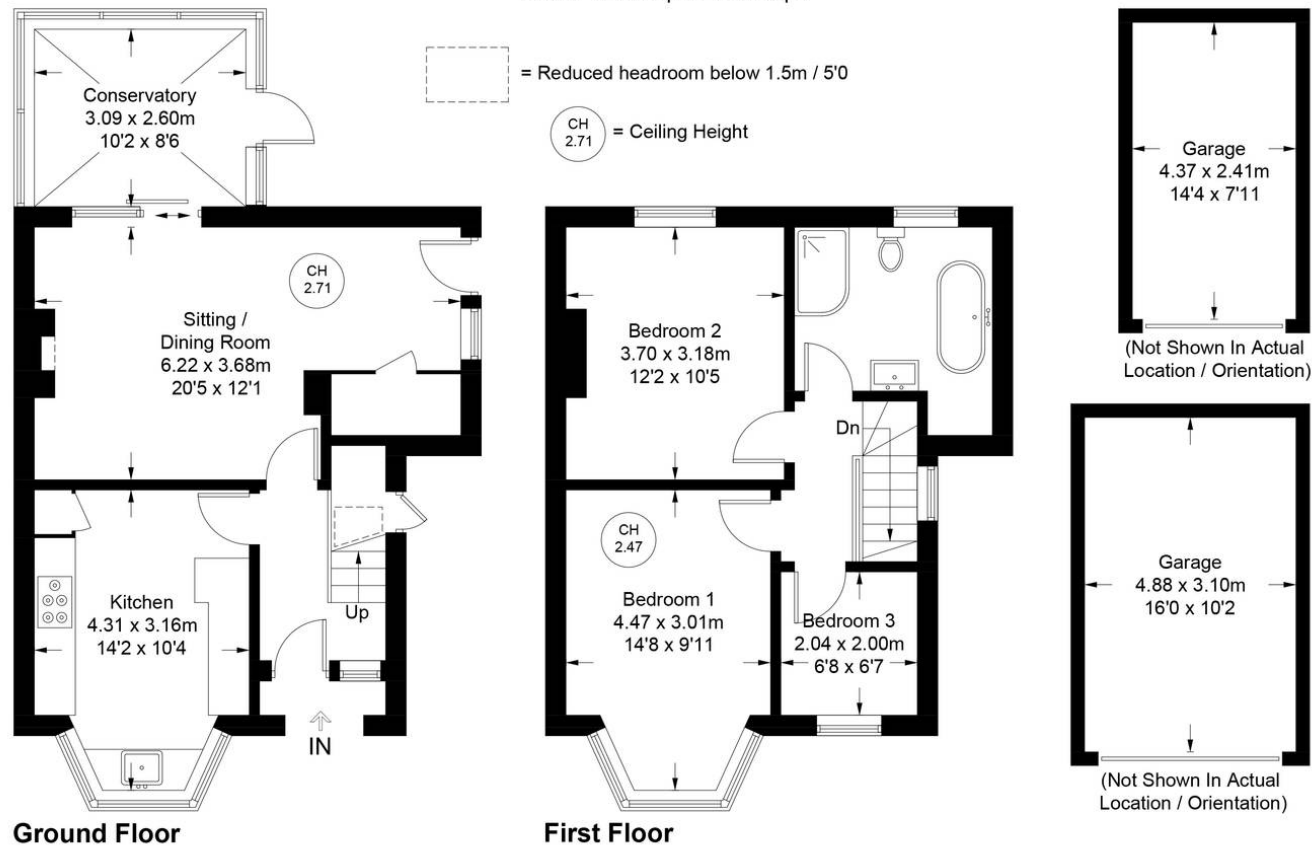
Radiator, Amtico flooring, dimmer switch, window to front

Bathroom

Refitted about four years ago comprising roll top bath with mixer tap and shower attachment, corner shower cubicle housing fitted shower unit and rainfall shower, low level W.C., wash hand basin with mixer tap and cupboards under, part tiled walls, Amtico flooring,



Approximate Gross Internal Area
 Ground Floor = 49.9 sq m / 537 sq ft
 First Floor = 42.0 sq m / 452 sq ft
 Garages = 25.6 sq m / 275 sq ft
 Total = 117.5 sq m / 1264 sq ft



Floor Plan produced for Robertsons by Media Arcade ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Robertsons Estate Agents

Swains House, Swains Lane, Flackwell Heath - HP10 9BN

01628 533373

flackwellheath@robertsonsestateagents.co.uk

www.robertsonsestateagents.co.uk

