



234 St. Hughs Avenue, High Wycombe

£400,000



Robertsons

234 St. Hughs Avenue

High Wycombe, High Wycombe

A modern three storey townhouse on the eastern side of the town, presented to a high standard throughout. Entrance hall, Cloakroom, Kitchen/Breakfast room, Sitting room, Three bedrooms, Bathroom, Gas central heating, Double glazing, On street parking in adjacent parking bays, Landscaped rear garden. Viewing recommended.

Council Tax band: C

Tenure: Freehold





Entrance hall

Stairs to first floor with under stairs storage cupboard, radiator

Cloakroom

Low level W.C., wash hand basin with mixer tap and tiled splash back, radiator, 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, fitted four ring hob with extractor fan, newly fitted built-in Bosch double oven, built in fridge/freezer, built in dishwasher, built in washer/dryer, wall mounted Worcester gas fired central heating boiler with Hive connection, part tiled walls, space for table and window to the front

Sitting room

Newly fitted double glazed door to the rear garden with flank windows to either side, laminate flooring, TV aerial point and double radiator.

First floor

Leading to 2 double bedrooms and main bathroom.

Landing

Stairs to second floor, airing cupboard housing foam clad hot water cylinder and shelved storage

Bedroom

Radiator, built in double wardrobe, two newly double glazed windows to the rear.

Bedroom

Double glazed window to the front, radiator.

Bathroom


White suite comprising panelled bath with mixer tap and recently upgraded Mira shower over. Low level W.C. with concealed cistern, wash hand basin with mixer tap and cupboards, part tiled walls, ladder style heated towel rail, vinyl flooring, window to the front.


Second floor

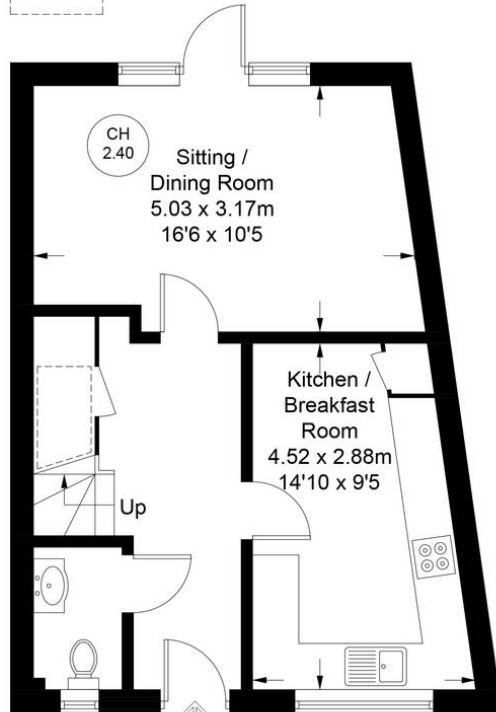


Approximate Gross Internal Area
 Ground Floor = 41.1 sq m / 442 sq ft
 First Floor = 40.8 sq m / 439 sq ft
 Second Floor = 23.6 sq m / 254 sq ft
 Total = 105.5 sq m / 1135 sq ft

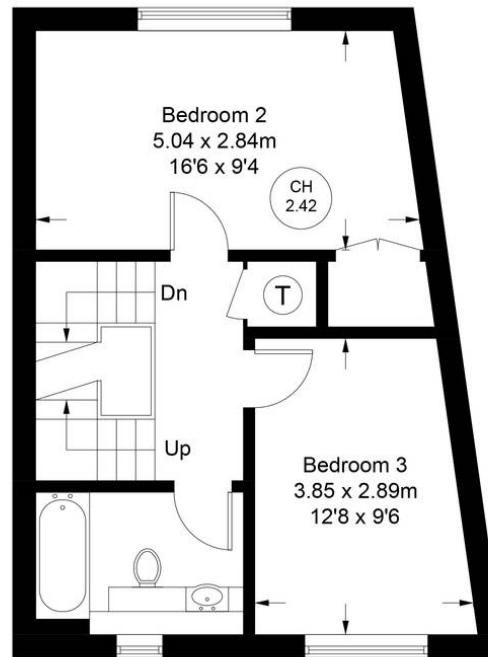


 = Reduced headroom below 1.5m / 5'0"

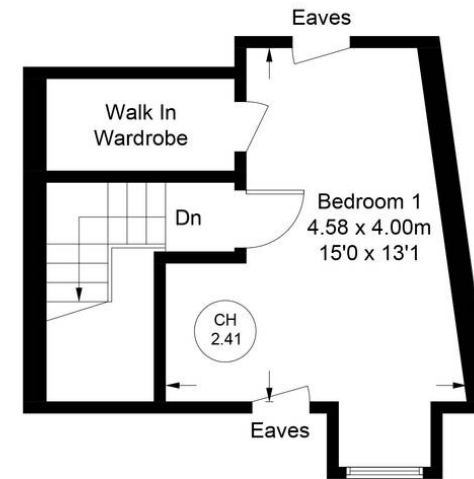
 = Ceiling Height



Ground Floor



First Floor



Second Floor

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.

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