



111 Kingsmead Road, High Wycombe

£400,000



Robertsons

111 Kingsmead Road

High Wycombe, High Wycombe

A semi detached family home with a fantastic 140' rear garden. The house offers scope to extend (subject to the usual permissions) and is offered for sale with no upward chain. Entrance hall, Sitting/Dining room, Kitchen, Three bedrooms, Family bathroom, Gas central heating, Double glazing, Ample off street parking, Large garden.

Council Tax band: C

Tenure: Freehold





Entrance hall

Stairs to first floor with under stairs storage cupboard, window to side

Sitting/Dining room

Two radiators, wooden flooring, hatch to kitchen, window to front and rear

Kitchen

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in oven, fitted four ring gas hob with extractor over, space for fridge/freezer, space and plumbing for washing machine, radiator, part tiled walls, wall mounted gas fired central heating boiler, tiled flooring, door to rear garden, window to side

First floor

Landing

Access to loft space, window to side

Bedroom 1

Radiator, airing cupboard housing foam clad hot water cylinder and shelved storage

Bedroom 2

Radiator, window to front

Bedroom 3

Radiator, window to rear

Bathroom

Suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin, radiator, part tiled walls, window to front

Front garden/Parking

A driveway to the front and side provides parking

Rear garden

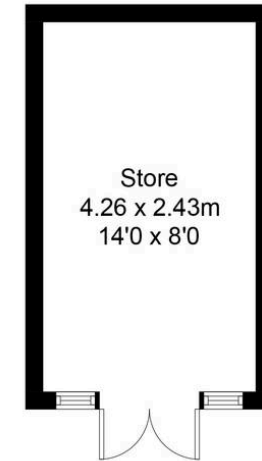
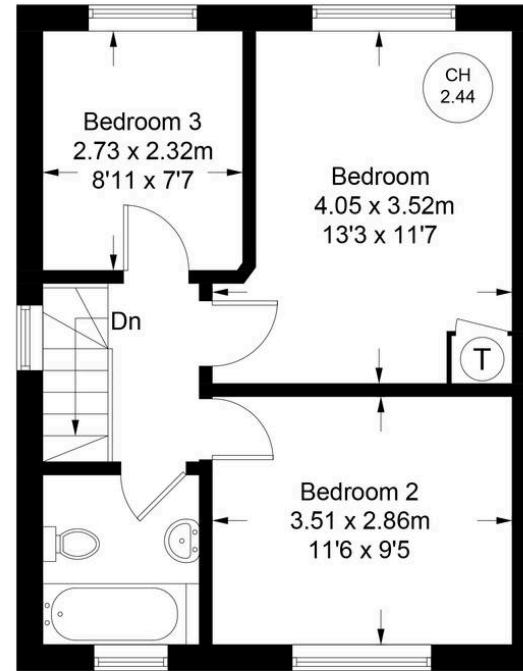
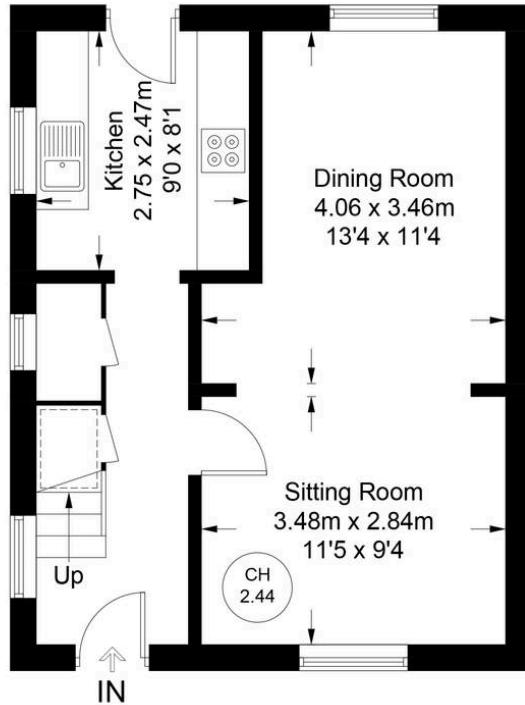
There is a large area of hardstanding to the rear of the house. There are two stores. The remainder is laid to lawn with flower and shrub borders. All is enclosed by panelled fencing and in all the garden extends to 140',



Approximate Gross Internal Area
 Ground Floor = 38.3 sq m / 412 sq ft
 First Floor = 38.1 sq m / 410 sq ft
 Store = 10.4 sq m / 112 sq ft
 Total = 86.8 sq m / 934 sq ft



CH 2.44 = Ceiling Height



(Not Shown In Actual Location / Orientation)

Ground Floor

First 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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