



275 Micklefield Road, High Wycombe, HP13 7HU
£250,000

275 Micklefield Road

High Wycombe, High Wycombe

- Well Presented First Floor Maisonette
- Bay Fronted Living/Dining Room, Modern Kitchen
- Gas Heating To Radiators, Double Glazing
- Driveway Parking, Private Rear Gardens
- Internal Inspection Recommended

Approximately 2.5 miles East of High Wycombe centre where buses pass the door to town which provides extensive amenities including 30-minute London Marylebone trains as well as direct links to Birmingham and Oxford. Frequent Heathrow buses operate along the A40, which is about a mile away. Local facilities are a few minutes walk as are the vast Kings Woods with walks through to Tylers Green. Junction 3 of the M40 motorway is a 5-10 minute drive and junction 4 is also around 10-minutes away

Council Tax band: B

Tenure: Leasehold; 118 Years remaining: Service Charge; £288.00 Per annum: Ground Rent; £10.00 Per annum

EPC Energy Efficiency Rating: C



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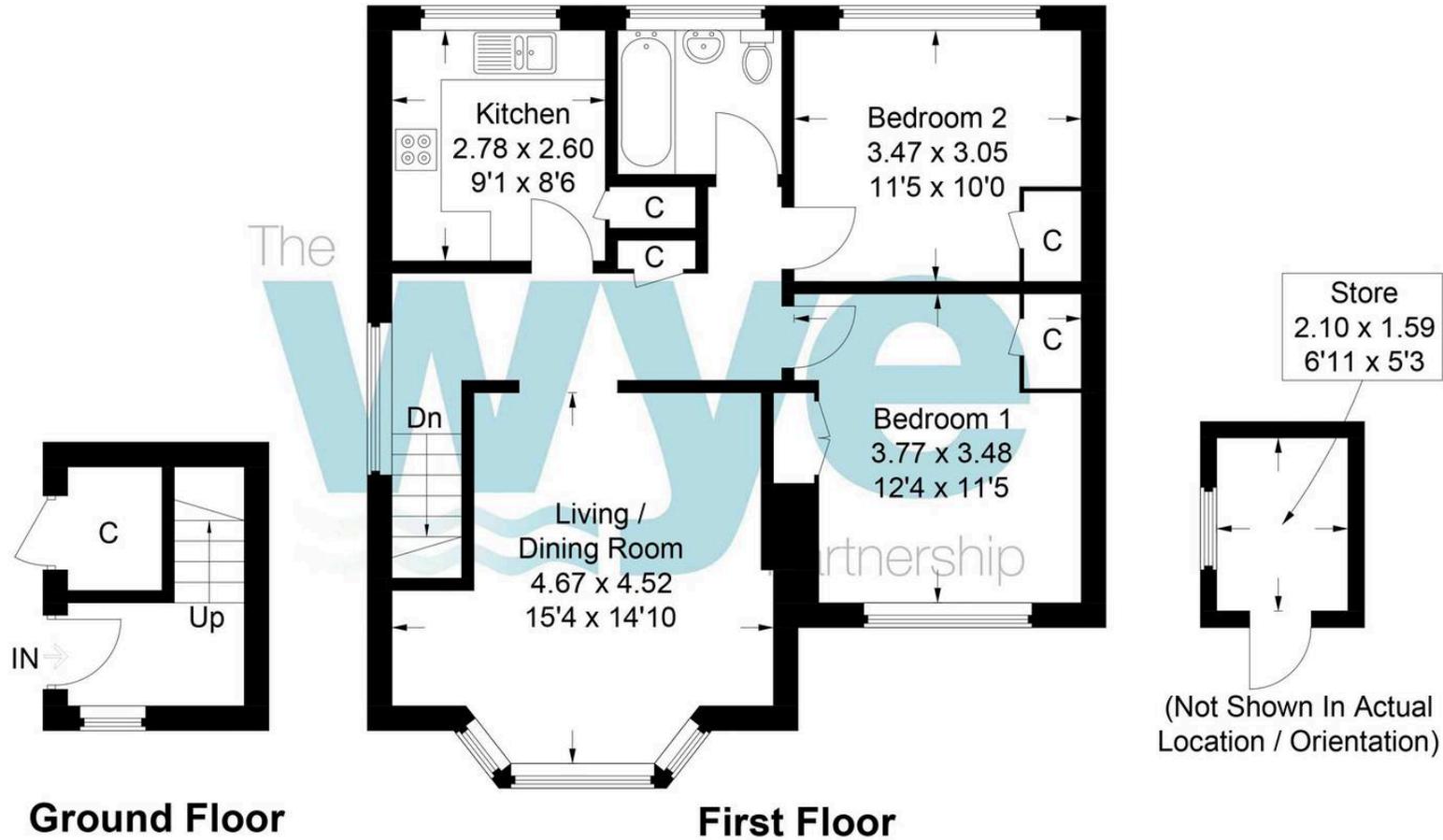
High Wycombe, High Wycombe

A beautifully presented first floor apartment complimented by a delightful private garden. The property has a private entrance with stairs rising to a first floor landing. There is a large L shaped lounge/dining room, modern kitchen, two double bedrooms with built-in storage cupboards and white bathroom suite. The property has double glazing throughout and is heated by a gas heating system. To the outside there is driveway parking to the front with a delightful enclosed private garden to the rear with a good size lawn and an outlook to a recreational green.



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Approximate Gross Internal Area
Ground Floor = 4.2 sq m / 45 sq ft
First Floor = 65.8 sq m / 708 sq ft
Store / External Cupboard = 5.2 sq m / 56 sq ft
Total = 75.2 sq m / 809 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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