



91 Robinson Road, High Wycombe, HP13 7BJ

In Excess of £475,000

91 Robinson Road

High Wycombe, High Wycombe

- Driveway Parking
- Additional Snug / Fourth Bedroom
- Garage Conversion
- Close To Local Amenities
- Ideal Family Home
- Well Maintained Throughout
- Close To Local Schools

Situated two and a half miles to the east of High Wycombe town centre, the property is conveniently situated for junction 3 of the M40 motorway and is easily accessible to local supermarkets and a variety of DIY stores and Wycombe Retail Park. The town centre offers a wide range of shopping and leisure facilities including a mainline rail link with London, Birmingham & Oxford. The property is also within easy reach of local parkland & recreational facilities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:



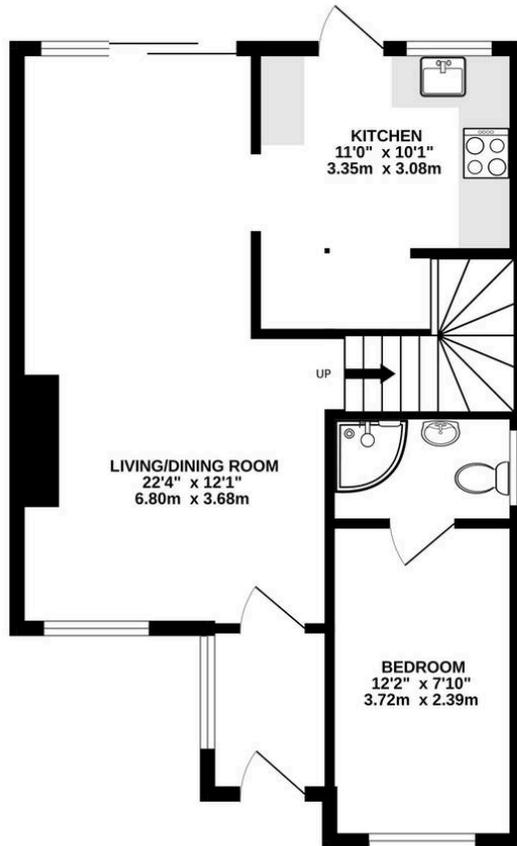
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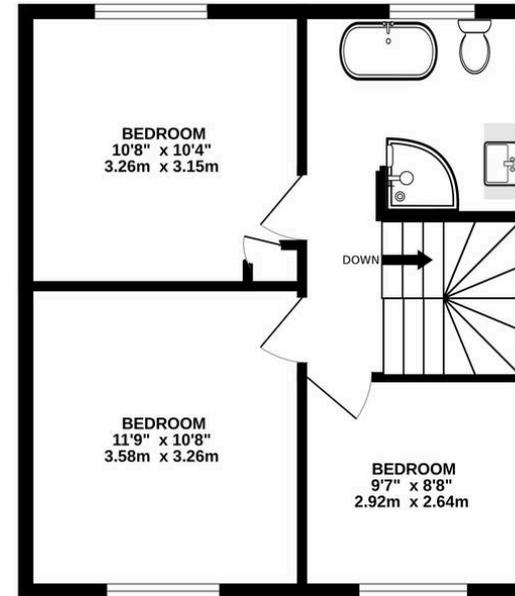
This impressive three bedroom semi detached house presents an ideal opportunity for families seeking a well maintained and versatile home in a highly convenient location. The property has a spacious entrance hall that leads into a bright and airy living room, offering plenty of space for relaxing or entertaining. A modern fitted kitchen features ample storage and workspace, while the adjoining dining area is perfect for family meals and gatherings. The ground floor also benefits from a thoughtfully converted garage, now providing a flexible additional room that can be used as a snug, home office, or fourth bedroom to suit your lifestyle needs. Upstairs, you will find three generously sized bedrooms, each offering comfortable accommodation and plenty of natural light, along with a contemporary family bathroom that is stylishly appointed. The property has been maintained to a high standard throughout, with tasteful decor and quality finishes that create a welcoming and comfortable atmosphere. Practical features include driveway parking for multiple vehicles, ensuring convenience for busy households. Situated close to local amenities, this home is just a short distance from a variety of shops, cafes, and services, making day-to-day living easy and stress-free. The property is also ideally positioned for families, with well regarded local schools nearby and excellent transport links for commuting. Whether you are upsizing, relocating, or searching for your first family home, this property offers the perfect blend of comfort, flexibility, and location. Early viewing is recommended to fully appreciate the space and quality on offer.



GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (84.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Wye Partnership High Wycombe

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