



Robertson Place, High Wycombe, Buckinghamshire, HP11 1EU



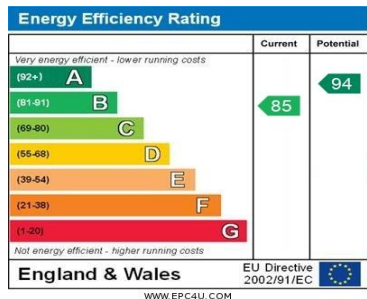
*A spacious and versatile semi detached, three storey family home in sought-after location.*

| Highly Desirable Pine Trees Development | Entrance Hall | Lounge | Cloakroom | Well Equipped Kitchen/Breakfast Room | Open Plan Living/Dining Area | Landing | Three First Floor Bedrooms | Family Bathroom | Second Floor Landing | Master Bedroom With En-Suite Shower Room And Dressing Area | Gas C/H | Double Glazing | Balance Of NHBC Warranty | Attached Double length Garage + Driveway | Front And Rear Gardens |

Situated within the highly desirable 'Pine Trees' development which is set amongst a leafy back drop of greens and surrounding woodland. This well-presented family home has accommodation over three floors. To the ground floor is a cloakroom, a well-equipped kitchen with an open plan Living/Dining room and double doors opening onto the rear garden. There are three first floor bedrooms and a family bathroom with an exceptional master bedroom on the second floor with dressing area and an en-suite shower room. The property is very energy efficient with gas central heating and double glazing. To the outside a driveway at the front provides off-road parking with an attached double length garage and lawned garden with patio to the rear.

**Price... Offers in Excess of £525,000**

*Freehold*





## LOCATION

Situated on the south eastern side of High Wycombe, approximately 1.5 miles from the town centre, on a modern development with local facilities providing for day-to-day needs with larger supermarkets close by. The town centre offers an array of leisure facilities, bars and restaurants as well as the Eden Shopping Centre. The town has a mainline railway station with direct routes to London and to the North and the property is also situated conveniently for both junctions 3 and 4 of the M40 motorway.

## DIRECTIONS

From the centre of High Wycombe ascend the A404 Marlow Hill and halfway up bear left into Daws Hill Lane. Proceed along Daws Hill Lane, take the first exit on the roundabout into Eaker Street, then bear left continuing into Doolittle Avenue then take the 2nd right into Robertson Road, number 12 can be found on the left-hand side.

## ADDITIONAL INFORMATION

There is an Estate Charge of £386.81.

## COUNCIL TAX

Band E

## EPC RATING

B

## MORTGAGE

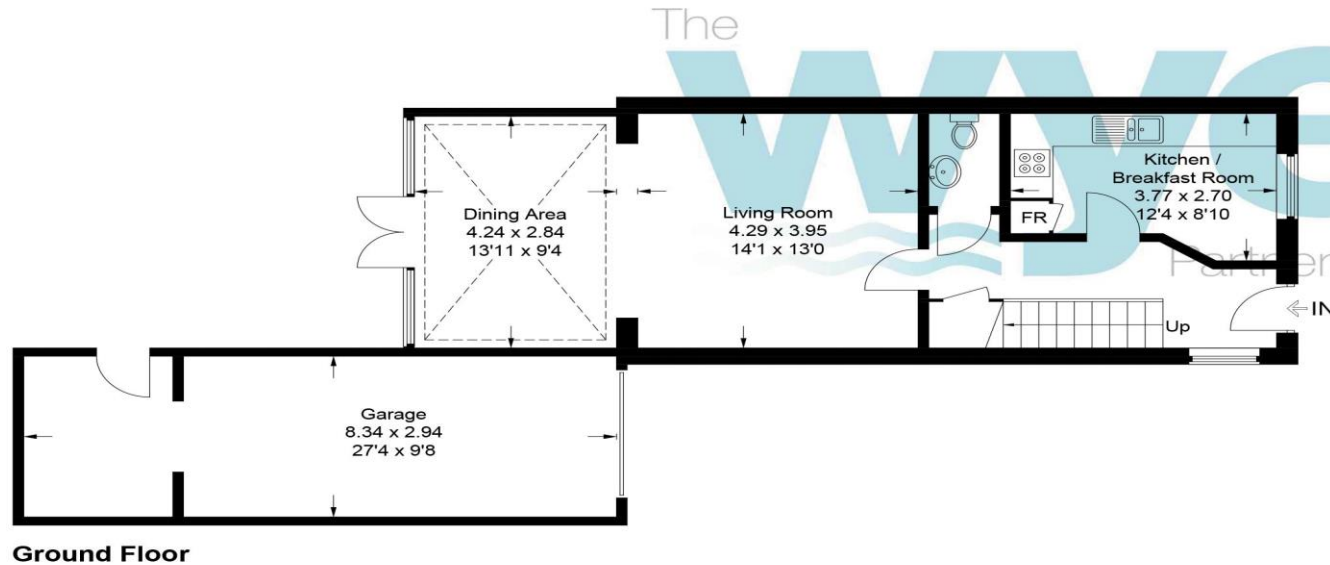
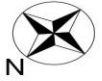
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

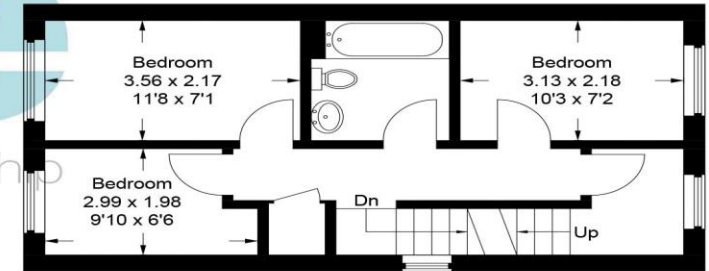


## 12 Robertson Place

Approximate Gross Internal Area  
Ground Floor = 52.2 sq m / 562 sq ft  
First Floor = 38.7 sq m / 416 sq ft  
Second Floor = 25.8 sq m / 278 sq ft  
Garage = 24.6 sq m / 265 sq ft  
Total = 141.3 sq m / 1,521 sq ft



Second Floor



First Floor

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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The **wye** Partnership