





## Features

- No Onward Chain
- End of Terrace
- Off-Street Parking
- Two Reception Rooms
- Guest WC
- Good Decorative Order

The front door opens into a hallway that has a window to front, stairs rising to first floor, and gives access to the living room lounge, and the guest cloakroom. The dining room has a window to front and has a wide opening to the rear that leads into the kitchen. Although the kitchen is relatively basic, it is in good order and has plenty of storage above and below the worktops. There is a stainless steel sink & drainer, window to rear, the back door that leads out into the garden, and the standard appliances that

can be included in the sale. A doorway leads into the lounge which is of a good size and has windows overlooking the garden. To the first floor, there are three bedrooms which are serviced by a bathroom and a separate WC.

Externally, there is off street parking to front, and gated side access. The back garden has a patio area with a lawn beyond, and fencing to borders.



This property is located to the east side of High Wycombe on a level road with local amenities close by that include a local parade of shops and a primary school. Micklefield Road is surrounded by woodland with many tracks and trails offering some delightful walks. Ryemead retail park is within walking distance and offers a range of retail outlets including a Marks and Spencers simply food and a fitness centre. High Wycombe is a vibrant town with a twice weekly market, a

comprehensive shopping centre, the Swan theatre and mainline railway station which offers a link to London Marylebone in under 25 minutes. Junction 3 of the M40 is a 5 minute drive.

Additional Information:

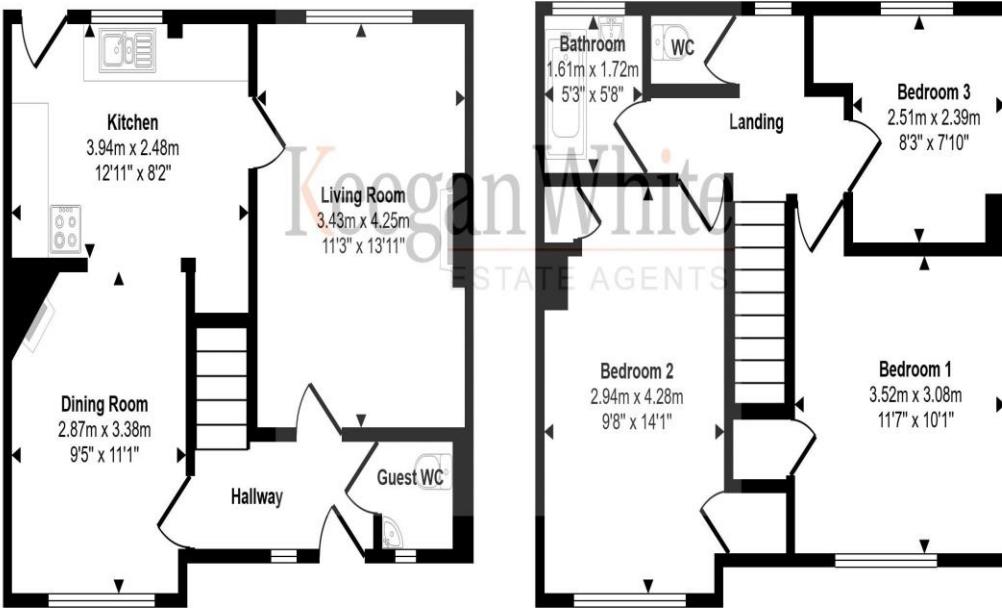
Council Tax: Band C.

Energy Performance Rating: EPC C (69).





Approx Gross Internal Area  
87 sq m / 937 sq ft



#### Ground Floor

Approx 43 sq m / 461 sq ft

#### First Floor

Approx 44 sq m / 476 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Keegan White Ltd. in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Keegan White Ltd. has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Keegan White Ltd. is a limited company registered in England & Wales with company number 9726292. Our registered office is 102-104 High Street, Great Missenden, Bucks, HP16 0BE

35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: [wyc@keeganwhite.co.uk](mailto:wyc@keeganwhite.co.uk)

[keeganwhite.co.uk](http://keeganwhite.co.uk)

**Keegan White**  
ESTATE AGENTS