

169 Micklefield Road, High Wycombe, HP13 7HA

Offers Over £400,000 *Freehold*

A beautifully refurbished three-bedroom semi-detached home situated on Micklefield Road on the Loudwater side of High Wycombe. Finished to a good standard throughout, the property offers spacious and well-balanced accommodation ideal for modern family living.

- Three-bedroom semi-detached home
- Well presented throughout
- Spacious open-plan through lounge/dining room
- Modern fitted kitchen
- Stylish upstairs family bathroom
- Fully boarded loft with Velux window
- Private tiered rear garden
- Excellent location with great transport links & extension potential (STPP)
- EPC: E







The ground floor features a bright and airy open-plan through lounge/dining room, creating a superb space for both relaxing and entertaining, along with a generous modern fitted kitchen providing ample storage, worktop space and room for appliances. Upstairs comprises three well-proportioned bedrooms and a stylish family bathroom finished to a high standard. The loft is fully boarded and benefits from a Velux window, offering excellent additional storage and exciting potential for conversion (STPP). The home further benefits from double glazing throughout and a composite front door, enhancing both comfort and security.

Externally, the property boasts an impressive private rear garden, perfect for families, entertaining or future expansion. Ideally positioned within easy reach of local amenities, reputable schools and High Wycombe train station with direct links to London Marylebone, this well-presented home is perfectly suited to first-time buyers, growing families and investors alike. Viewing is highly recommended.

Directions

Head out of High Wycombe town centre along London Road and follow it for approximately 1–1.5 miles towards Micklefield. Turn right onto Micklefield Road and continue along the road, where the property will be located on your left-hand side. You will have reached your destination.

Tenure: Freehold

The property offers a potential rental income of £1,500 PCM. Council Tax band C. EPC band E.

Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of AIG (KH) Ltd T/A JNP.

AML Disclaimer

Please note that it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note that we shall require proof of funds before we instruct the sale, together with your instructed solicitors.



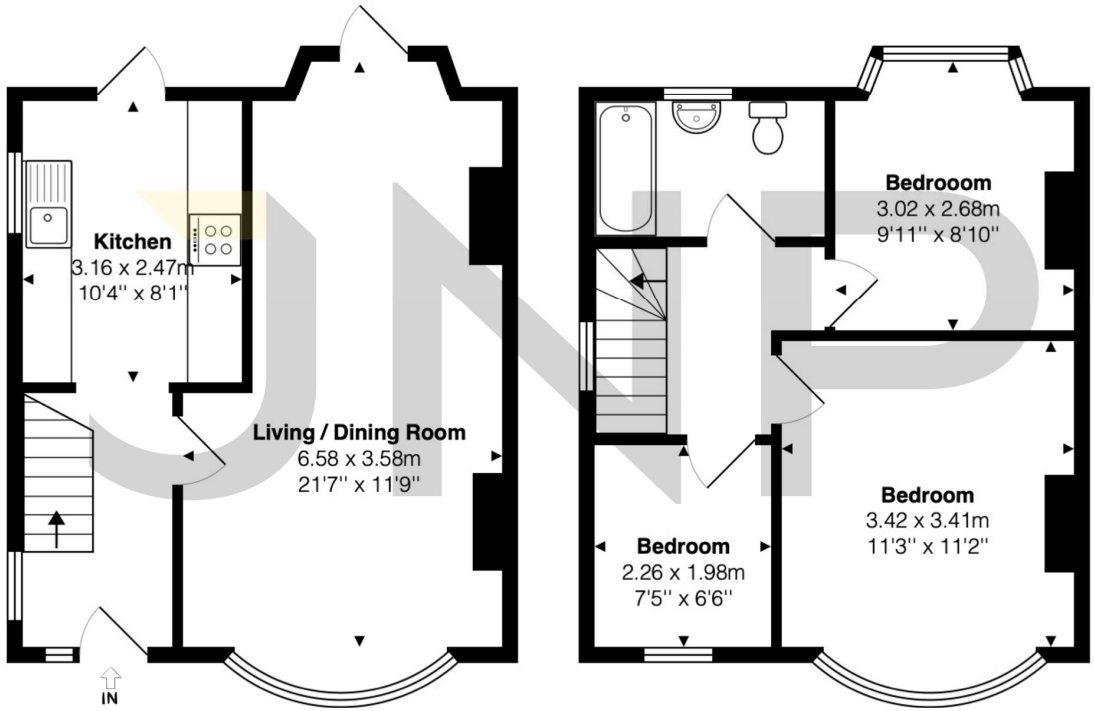












The approximate total area for the elements of the property represented on the floorplan is 75 SqM (812 Sq.Ft)

Micklefield Road, High Wycombe, Buckinghamshire, HP13 7HA

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