



5 Aspen Road, High Wycombe

In Excess of £600,000



Robertsons

5 Aspen Road

High Wycombe

A beautifully presented detached home located on the highly sought after Abbey Barn Park development which was built in 2020 by Berkeley Homes to a high specification. Entrance hall, Cloakroom, Utility room, Kitchen, Sitting room/Dining room, Bedroom 1 with en suite shower room, Two further bedrooms, Bathroom, Gas central heating, Double glazing, Garage and parking, Rear garden. Council Tax band: TBD

Tenure: Freehold

Entrance hall

Stairs to first floor, built in cloaks cupboard

Cloakroom

Low level W.C., wash hand basin with mixer tap, down lighters, part tiled walls, window to front

Utility room

Fitted work surfaces with space and plumbing for washing machine, space for dryer, concealed wall mounted Vaillant gas fired central heating boiler, down lighters, cupboard housing fuses and meters

Kitchen

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in Bosch oven, built in Bosch microwave, built in fridge/freezer, built in Bosch dishwasher, fitted four ring Bosch hob with extractor over, down lighters, window to front





Kitchen

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in Bosch oven, built in Bosch microwave, built in fridge/freezer, built in Bosch dishwasher, fitted four ring Bosch hob with extractor over, down lighters, window to front

Sitting/Dining room

With doors to garden, under stairs storage cupboard, dimmer switch, windows to rear and side

First floor

Landing

Built in shelved storage cupboard

Bedroom 1

With a range of fitted wardrobes, radiator, window to front

En suite shower room

Double shower cubicle housing fitted shower unit, low level W.C., wash hand basin with mixer tap, fitted mirrored cupboard with shaver point, heated towel rail, part tiled walls, window to front

Bedroom 2

With built in double wardrobe, radiator, window to rear

Bedroom 3

Radiator, window to rear

Bathroom

White suite comprising suite panelled bath with shower over, low level W.C., wash hand basin with mixer tap, part tiled walls, shaver point, fitted mirror, heated towel rail, down lighters, window to side

Rear garden

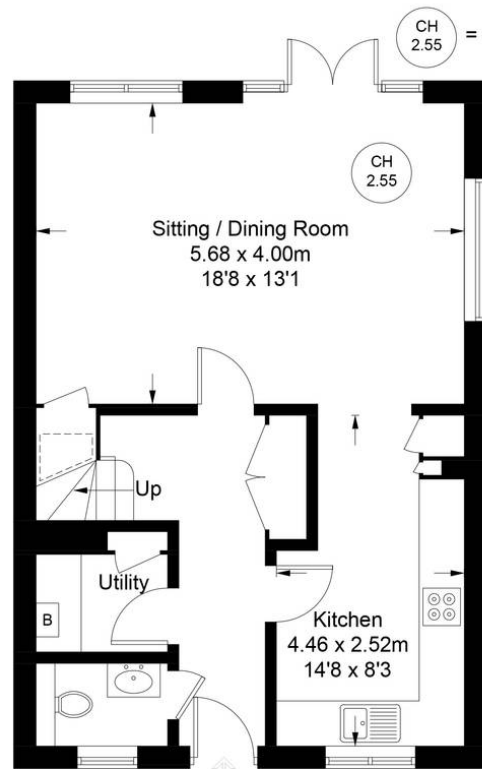
A paved patio leads to the an area of lawn with raised flower and shrub borders. There is a further area of patio to the rear of the garden. There is an outside tap, a door accessing the garage and four outside power points. In all the garden extends to 44'.

Parking

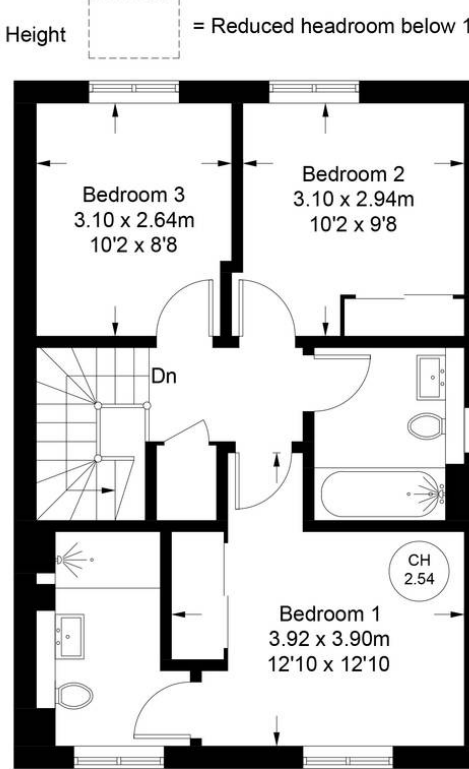
There is a parking space to the rear of the property, close to the garage



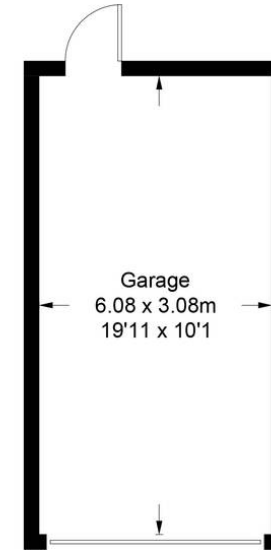
Approximate Gross Internal Area
 Ground Floor = 49.2 sq m / 529 sq ft
 First Floor = 48.7 sq m / 524 sq ft
 Garage = 18.9 sq m / 203 sq ft
 Total = 116.8 sq m / 1256 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Floor Plan produced for Robertsons by Media Arcade Ltd ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Robertsons Estate Agents

Swains House, Swains Lane, Flackwell Heath – HP10 9BN

01628 533373

flackwellheath@robertsonsestateagents.co.uk

www.robertsonsestateagents.co.uk/



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