



358 Micklefield Road

High Wycombe

- A Well Presented Three Bedroom End Terrace House A Short Walk Away From Open Woodland
- Modern Refitted Kitchen, Bathroom And Ground Floor Claokroom
- Two Separate Reception Rooms, Three Good Size Bedrooms
- Gas Central Heating To Radiators And Double Glazed Windows/Doors
- Large Double Garage Plus Carport To The Rear Access Via Service Road
- Open Plan Front Garden With Driveway For Two Cars
- Scope For Extension At Side Or Rear Subject To Planning, Attractive Enclosed Rear Garden
- Popular Residential Area Close To Junction 3 Of M40 And Retail Park

The property is situated in a residential location and there are a number of small convenience stores close by which cater for day-to-day needs and there are larger supermarkets and a retail park within easy reach. There is a junior school within walking distance and a regular bus service runs close by. The main town centre of High Wycombe has a multitude of shopping, leisure and hospitality venues and a mainline railway station, with fast trains into Marylebone, Oxford and Birmingham just under 3 miles away from the property. The M40 is also accessible at Junction 3 for London and Junction 4 to go North

Council Tax band: C

Tenure: Freehold

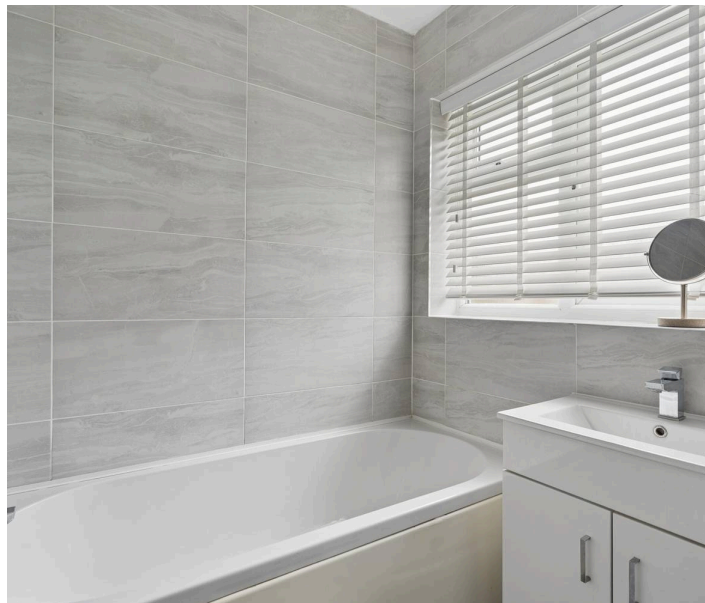
EPC Energy Efficiency Rating: C



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This well presented three bedroom end terrace house. Situated just a short walk away from open woodland, the property enjoys a peaceful setting within a popular residential area, with easy access to Junction 3 of the M40 and a nearby retail park. The house benefits from gas central heating to radiators and double glazed windows and doors throughout. The accommodation comprises two separate reception rooms, providing versatile spaces for living and dining, large lounge, as well as a modern refitted kitchen equipped with contemporary units and fittings. There is also a ground floor cloakroom for added convenience. Upstairs, three good size bedrooms provide ample space for family or guests, complemented by a stylish, refitted family bathroom and separate night cloakroom. The property also features a large double garage and a carport to the rear, accessed via a service road, offering generous parking and storage options. Further parking is available on the driveway to the front, which can accommodate two cars. The open plan front garden enhances the property's welcoming appearance. There is scope for extension at the side or rear of the house (subject to planning permission), allowing potential purchasers to adapt and expand the home to suit their needs. The attractive enclosed rear garden offers a private and secure environment, ideal for entertaining. This appealing home is ideally placed for access to local amenities, schools and transport links, making it a practical choice for families and commuters alike. With flexible living space and excellent parking provisions, this property represents a rare find in this sought after location. Early viewing is highly recommended to appreciate the quality and potential on offer.



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Approximate Gross Internal Area
Ground Floor = 44.2 sq m / 476 sq ft
First Floor = 44.5 sq m / 479 sq ft
Outbuilding = 33.6 sq m / 362 sq ft
Total = 122.3 sq m / 1,317 sq ft
(Excluding Carport)



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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