



41 Middlebrook Road, High Wycombe, HP13 5NL

£479,950

41 Middlebrook Road

High Wycombe, High Wycombe

- A Well Presented Bay Fronted Three Bedroom Detached House
- Modern Fitted Kitchen, Modern White Bathroom Suite
- Gas Central Heating To Radiators And Double Glazed Windows And Doors
- Covered Car Port, Insulated Home/Garden Office, Must Be Seen
- Far Reaching Open Valley Views From All Front Elevation Windows

Located approximately 1.5 miles West of High Wycombe centre with excellent shopping and 25 minute London Marylebone trains as well as direct links to Oxford and Birmingham. The facilities of Downley village are approximately half a mile and open countryside is a similar distance from this house. Junction 4 of the M40 is about a 5-10 minute drive

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



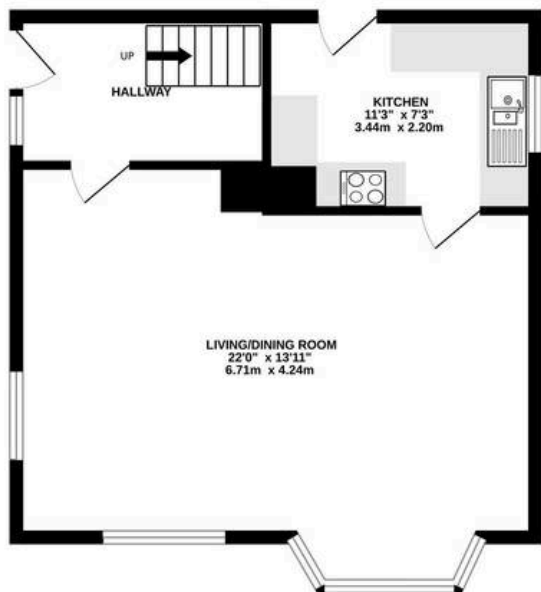
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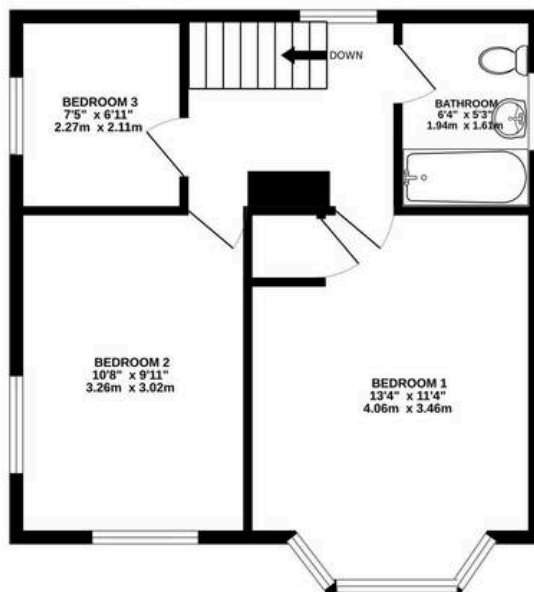
We are pleased to offer for sale this three-bedroom bay fronted detached house located in a popular residential area a short walk from the highly rated Disraeli school. Presented in good order throughout, the property has gas central heating to radiators with a new gas fitted boiler with Nest thermostat, double glazed windows and doors throughout with flush fit finish to front & side windows, a modern fitted kitchen, newly fitted bathroom suite, large lounge/dining room and three good size bedrooms on the first floor with stunning far reaching valley views. The rear garden provides a two room garden office with double glazed doors and windows, along with direct access to park land and a rear service road. There is a bespoke covered carport to the side of the property plus additional driveway parking for several cars. Early viewing is advised on this excellent value family detached home.



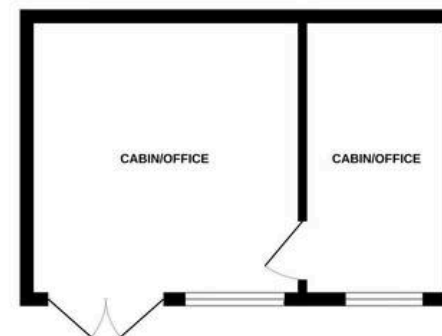
GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 1055sq.ft. (98.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Wye Partnership High Wycombe

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By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulation. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

