Hurst Estate Agents

83 Micklefield Road, High Wycombe, Buckinghamshire, HP13 7EX

Offers In Excess Of £400,000

83 Micklefield Road, High Wycombe, Buckinghamshire, HP13 7EX

A rarely available 1930s bay-fronted three-bedroom semi-detached family home, occupying a highly sought-after position on the desirable east side of High Wycombe and offering excellent potential for modernisation and enlargement (subject to the necessary planning permissions).

Ideally located for families and commuters alike, the property is within easy reach of highly regarded local schools, a wide range of amenities, and excellent transport links. Wycombe Retail Park, the town centre, mainline railway station and Junction 3 of the M40 are all conveniently accessible, making this an exceptionally well-connected location.

The accommodation comprises an entrance hall, a spacious bay-fronted living room, and an open-plan kitchen/dining room with patio doors leading to a generous enclosed rear garden. To the first floor are three well-proportioned bedrooms and a family bathroom.

While the property would benefit from some updating, it provides an excellent opportunity for buyers to modernise and create a home tailored to their own tastes and requirements.

Further benefits include driveway parking for up to three vehicles, gas central heating with a newly installed boiler (April 2025), and UPVC double glazing throughout.

The current owners have commissioned plans for both a single-storey rear extension and a loft conversion, which are available upon request. Although no planning application has been submitted, as the vendors have opted to relocate, a number of neighbouring properties have successfully undertaken similar extensions with the appropriate planning consents, further highlighting the property's outstanding potential.

POTENTIAL TO EXTEND (STPP)

TWO RECEPTION ROOMS

1930'S SEMI-DETACHED FAMILY HOME

DRIVEWAY PARKING FOR UP TO 3 CARS

LARGE ENCLOSED REAR GARDEN

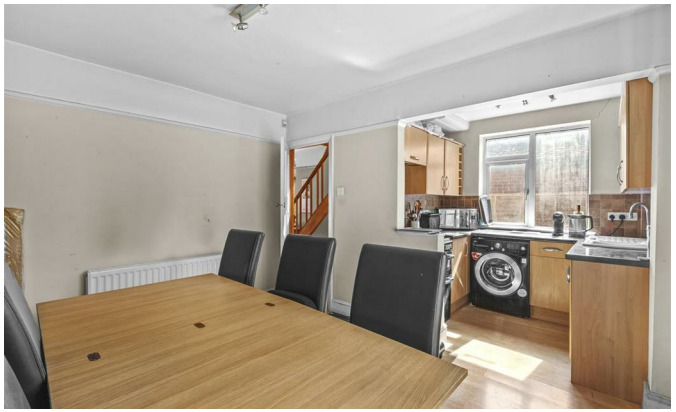
BAY FRONTED LIVING ROOM

NEW BOILER INSTALLED IN APRIL 2025

PARTIALLY BOARDED LOFT STORAGE

UPVC DOUBLE GLAZING

CLOSE TO WYCOMBE RETAIL PARK

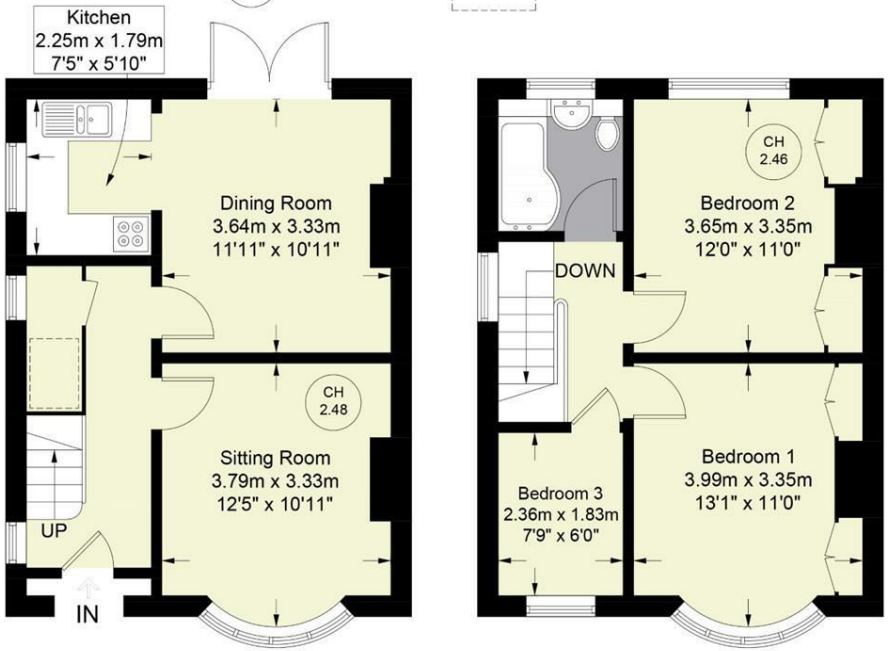


Micklefield Road

Approximate Gross Internal Area
Ground Floor = 405 sq ft / 37.6 sq m
First Floor = 411 sq ft / 38.2 sq m
Total = 816 sq ft / 75.8 sq m

CH 2.48 = Ceiling Height

= Reduced headroom below 1.5m / 5'0



GROUND FLOOR

FIRST FLOOR

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Floor Plan produced for Hursts 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.

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