



Keegan White
ESTATE AGENTS

Whitelands Road | £350,000



Features

- Corner Plot
- 2 Reception Rooms
- 3 Bedrooms
- West of Town Centre
- No Onward Chain
- Scope (STPP) For Extension

The front door opens into the entrance hall that provides access to all rooms, with stairs rising to the first floor and a convenient understairs storage cupboard. To the front is the main living room with bay window to front aspect and a doorway leading through to the dining room to the rear. The kitchen has window to side aspect and is fitted with a range of base and eye level storage units, laminate worktops and tiled splashbacks. A back door opens into a small lobby area which houses with external guest

WC. To the first floor there is a landing with loft access, two double bedrooms, a single bedroom, along with the bathroom and separate WC.

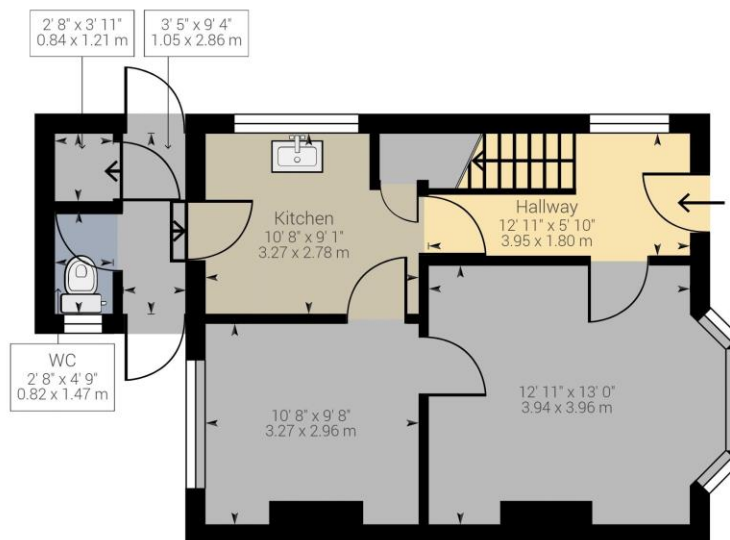
Externally, there are steps leading down to the front door, with room to the righthand side that gives space, subject to planning permission, for a side extension. The rear garden is well proportioned and relatively level, providing plenty of space for all to enjoy.



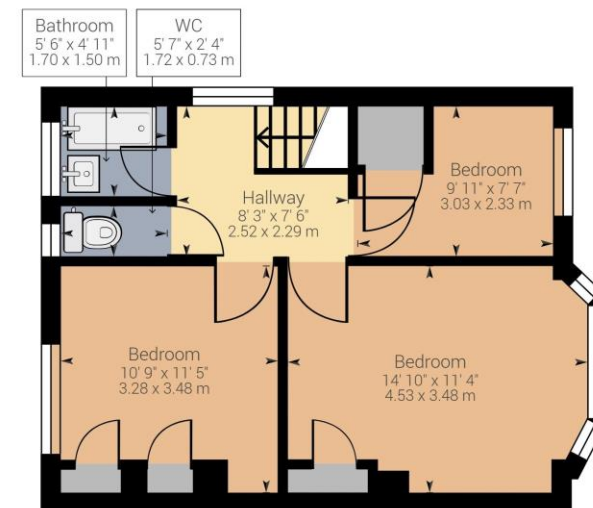
Whitelands Road is located just over a mile from the west side of High Wycombe's town centre in a popular residential location. Due to its situation the house would be ideal for those work in High Wycombe, as well as commuters because of the ease of access to the M40 at Junction 4. In addition, the well regarded Chiltern Railway line provides non-stop fast trains to London Marylebone in under half an hour. There are schools and local amenities within the vicinity and access to wonderful Chiltern countryside walks. The town itself has been evolving over the last few years with significant public and private sector investment. The Eden Centre provides all for those in

need of some retail therapy, as well as excellent entertainment with the multiplex cinema, bowling and a well balanced variety of restaurants and bars. The Swan Theatre is a major draw for people within the town and those farther afield, with a packed (Covid excepted!) annual calendar of events. A fantastic new sport and leisure centre opened in 2016 at Handy Cross, with activities for all including a daunting rock climbing wall, racket courts, and an Olympic sized swimming pool with spa treatments.
Council Tax Band: C
EPC Rating: 70(C)





Ground Floor



1st Floor

Approximate net internal area: 965.06 ft² / 89.66 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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