



**Keegan White**  
ESTATE AGENTS

29 Conifer Rise | Offers in Excess of £375,000



## Features

- Deceptively Spacious
- Popular Cul-De-Sac Location
- Enclosed Rear Garden
- Driveway Parking
- Close to Local Amenities
- No Onward CHain

The front door opens onto an entrance hall providing access to kitchen and living room and stairs rising to first floor. The kitchen has front aspect and is well fitted with a range of wall and base units, extractor hood and part tiled walls. There is space for washing machine, dishwasher and cooker. The spacious lounge spans the rear of the property and has sliding patio doors leading to the rear garden. There is an archway leading to a dining area with under stairs storage cupboard. Upstairs the landing has a storage cupboard

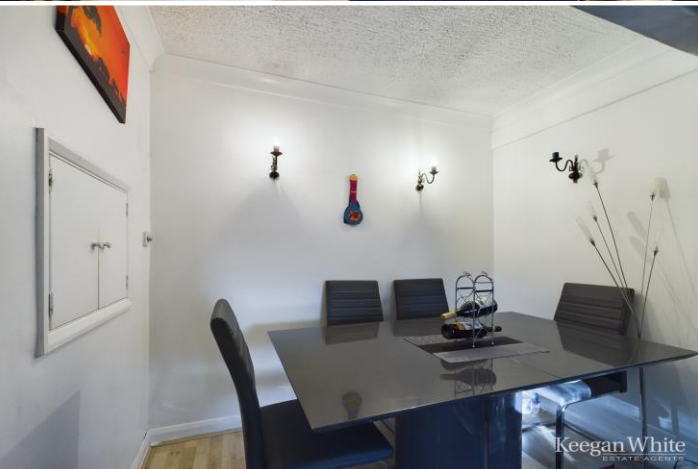
and loft access. Bedroom one has rear aspect and built in wardrobe, bedroom 2 has front aspect with built in wardrobes. Bedroom 3 has rear aspect and is a good size. The fully tiled bathroom is a good size and offers walk in shower cubicle, panelled bath, low level WC and pedestal wash basin. To the rear of the property is a fully enclosed garden with patio area and gate leading to open parkland. To the front there is a lawned area and driveway parking.

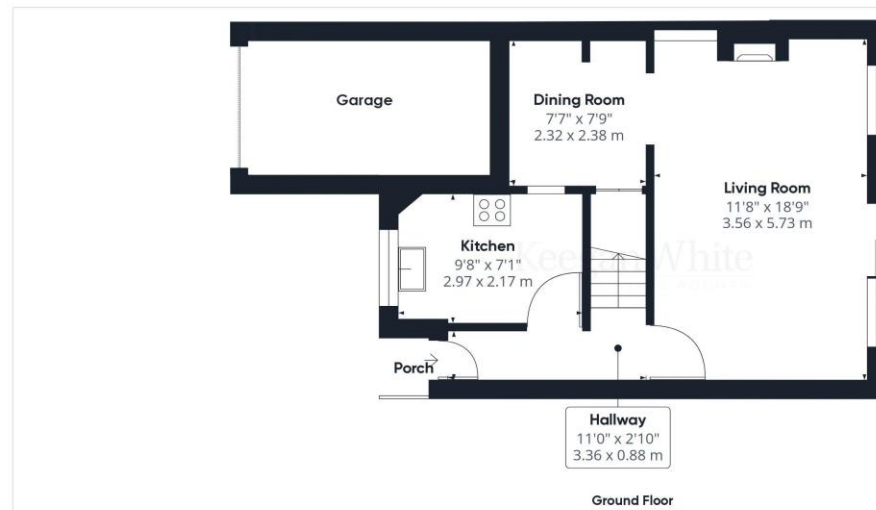


Conifer Rise is situated in a popular residential area just to the west side of the town centre which is within walking distance. The facilities and amenities within High Wycombe are extensive, with The Eden Centre, a huge retail and entertainment complex, at its heart. The Swan Theatre provides excellent cultural entertainment and The Rye Park offers a wealth of clubs, including an outdoor pool at the lido, netball, bowls, cricket, rugby and more for all to enjoy. The town draws high demand from people relocating to the area from near and far, who seek to take advantage of the quality schooling and the commuting opportunities.

The mainline railway station offers regular and reliable services to London Marylebone and Conifer Rise is within a short drive of Junction 4 of the M40 giving access to Oxford, London, the M25 network and London Heathrow Airport.

Council Tax Band D  
EPC Rating D





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Approximate total area<sup>1</sup>  
831.5 ft<sup>2</sup>  
77.25 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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