



Keegan White
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25 Tower Street | £410,000



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Features

- Very Well Presented
- Three Double Bedrooms
- Landscaped Large Rear Garden
- Walking Distance to The Royal Grammar School
- Short Drive to Train Station
- Close to Amenities and Green Open Spaces

This three double bedded family home is presented in very good order throughout and has benefitted from considerable improvement by its current owners. Downstairs is a light and airy living room with a wood burner and built in shelving which leads through to the kitchen which has integrated appliances within it, a gas hob and a window looking over the impressive rear garden. Alongside this is a laundry room containing the combi boiler

and door to the downstairs WC. There is a gated front garden and large landscaped rear garden. At the back of the garden is a summer house and shed which has power and behind that are two parking spaces with an electric vehicle charger. Upstairs are three double bedrooms and family bathroom which has a bath. The property also has a partially boarded loft.

25 Tower Street | High Wycombe | HP13 5AX

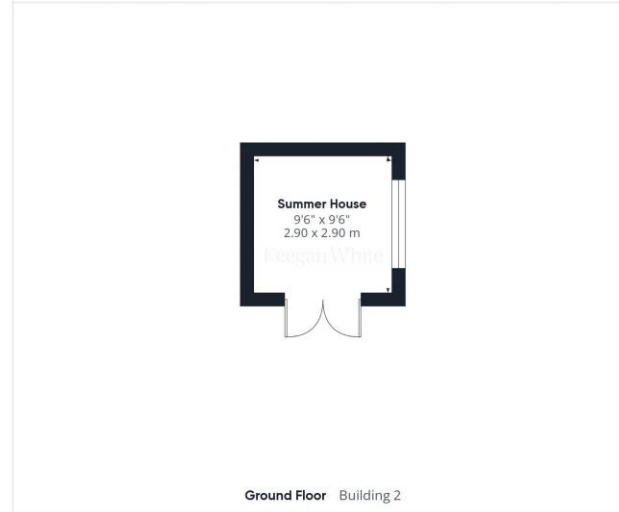
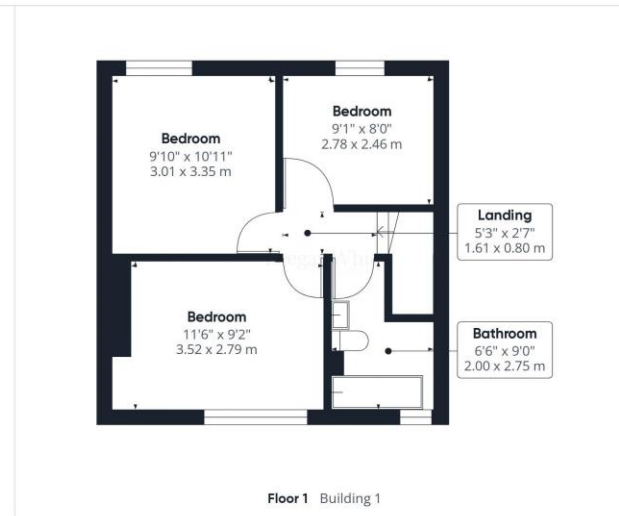
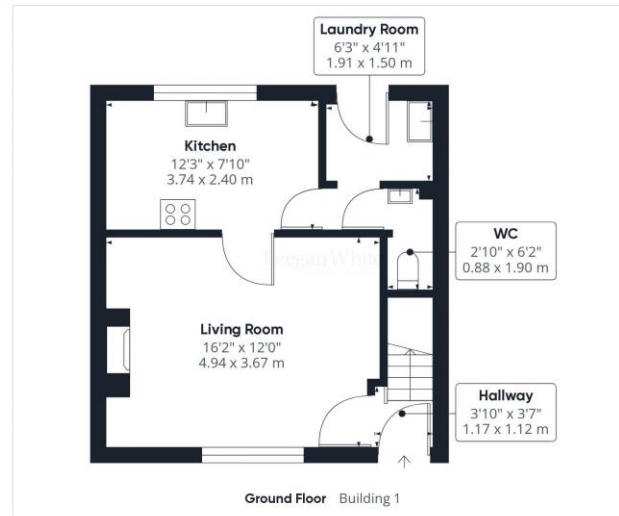


Located in Terriers, a residential area about a mile to the north of the town centre, the property is within walking distance of The Royal Grammar School for boys and has local amenities very close by. National Trust owned countryside providing many miles of public footpaths through the Chiltern Hills is a short walk away. High Wycombe offers extensive facilities including the Eden shopping and entertainment complex, the Wycombe Swan Theatre and the ultra contemporary Sports and Leisure Centre at Handy Cross. Two of the key reasons for people moving to the area are for its commuter benefits,

with the fast trains reaching Marylebone in under twenty five minutes, and popular also with road commuters given the proximity to the M40 and M25. Secondly, the area has a wealth of excellent schools, from brilliant Ofsted primary schools, to the highly regarded Wycombe High School for Girls, as well as John Hampden Grammar School and The Royal Grammar School for boys.

Additional information (to be verified by a Solicitor):
EPC rating: E (48) Council Tax band: C





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Approximate total area⁰
831.88 ft²
77.28 m²

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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33-35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

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