



**Keegan White**  
ESTATE AGENTS

7 Walnut Tree House | £240,000



## Features

- Three Bedrooms
- No Onward Chain
- Share of Freehold
- Brand New Boiler
- EPC Rating C (75)
- 60sqm Gross Floor Area

Walnut Tree House has a communal front door that leads into the communal hallway with stairs rising to upper floors. The private front door opens into the entrance hallway that provides access to all rooms. The kitchen has plenty of storage above and below the worktops, with sink and drainer, integrated oven with gas hob and overhead extractor fan, washing machine, and the Worcester gas boiler. The apartment has three bedrooms (please see floorplan for dimensions), a family bathroom with a

white three piece bathroom suite and window, and the living room is certainly generous in its proportions.

Externally, there are communal gardens and allocated parking. Walnut Tree House forms part of the Brambleside development located in Loudwater, to the east of High Wycombe and west of Beaconsfield. To the north are the Chiltern villages of Penn and Tylers Green. Within close



proximity are a wide range of amenities numbering among them the Ryemead Retail Park which also has a gym, schools and supermarkets. Junction 3 of the M40 Motorway is a 4 minute drive and is London bound. Public transport passes close by and links the town centre. Within High Wycombe's town there is a great range of facilities including The Eden Shopping Centre that has a host of retail, leisure and hospitality venues. For out door leisure pursuits, Kingsmead Park is within a short walk and links up to Rye Park with facilities & clubs including High Wycombe Rugby Club, Netball Club, Bowls, Tennis, Cricket and the Lido with its outdoor pool. For rail commuters,

Beaconsfield would be best for access to London Marylebone with fast trains taking less than half an hour.

Leasehold information to be verified by solicitors:

Tenure: Share of Freehold

Service charge £225 every 6 months

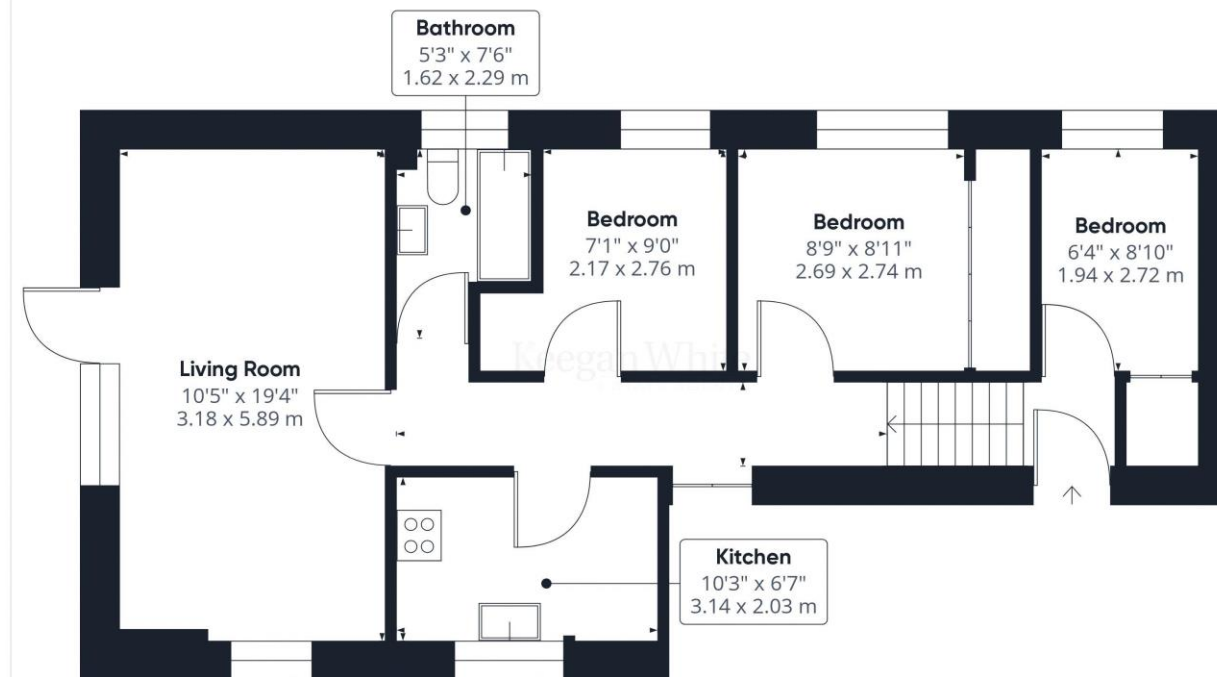
No ground (as share of Freehold)

Buildings Insurance: circa £200pa

Council Tax Band C

EPC Rating C (75)





Approximate total area<sup>1)</sup>  
645.85 ft<sup>2</sup>  
60 m<sup>2</sup>

(1) 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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