



**Keegan White**  
ESTATE AGENTS

31 Ogilvie Road | £425,000



## Features

- Very good condition
- Off Road Parking
- Views Across High Wycombe
- Integrated Kitchen Appliances & Water Softener
- Convenient Location
- Spacious Rooms

31 Ogilvie Road is an impressive four bedroom town house constructed in 2017 close to High Wycombe's thriving town centre and railway station. Upon entering the front door you come into the wide entrance hallway and find the kitchen to the right which has integrated appliances and a water softener discreetly located under the sink. Also on the ground floor is a downstairs WC and a large lounge/dining room. On the first floor are two double bedrooms and a family bathroom.

On the second floor are two further bedrooms, one of which has a well-proportioned en-suite. The loft is insulated, boarded and has a light. Outside there are two off road parking spaces at the front of the property and at the rear is a garden with lawn and raised patio area. The back garden can be accessed by a gate to the right of the property and it also has a small shed.



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Ogilvie Road sits south west of High Wycombe town centre close to Desborough Road which is a hive of activity with many independent shops and food outlets nearby. Within walking distance is the Eden Shopping Centre offering a wide range of shops, a fitness centre, bowling alley, cinema, restaurants and coffee shops. Also close is the mainline railway station which connects London Marylebone in under 25 minutes. Junction 4 access to the M40 is a short drive away.

Other information to be verified by a solicitor:

EPC Rating: B

Council Tax Band: D



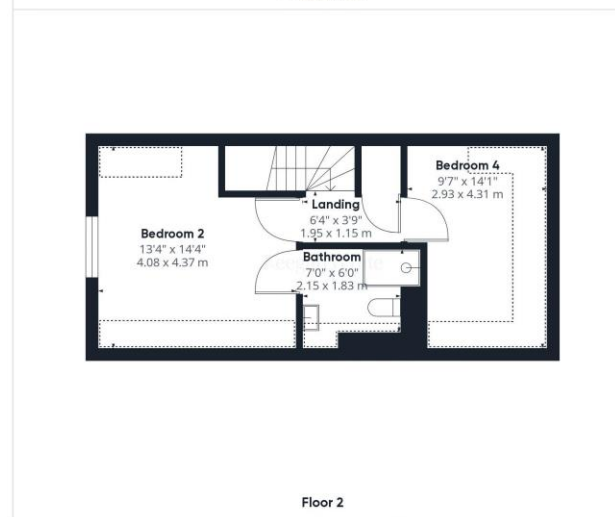
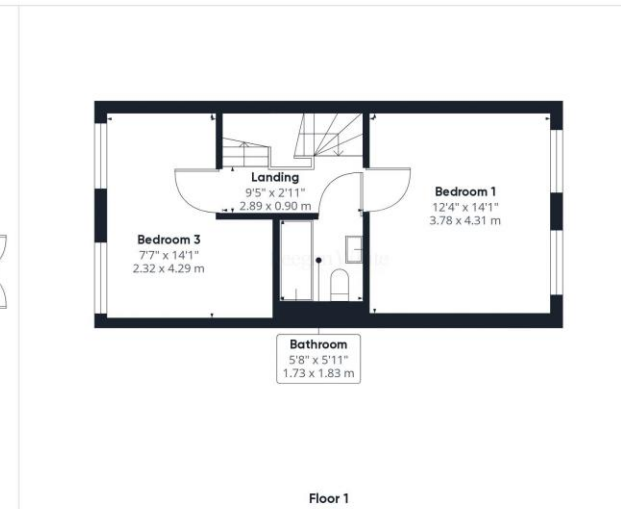
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**Approximate total area<sup>(1)</sup>**  
1302.8 ft<sup>2</sup>  
121.03 m<sup>2</sup>

**Reduced headroom**  
94.94 ft<sup>2</sup>  
8.82 m<sup>2</sup>

(1) Excluding balconies and terraces

⌊ Reduced headroom  
(below 1.5m/4.92R)

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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