



Keegan White
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88 Hawthorne Road | £340,000



Features

- Two Large Double Bedrooms
- Well presented throughout
- Landscaped Rear Garden
- Covered Terrace
- Loft Room
- Semi-detached House

The property is approached by a block paved front garden, presently used as a parking area by the current owners with a ramp leading to the front door and a door to the side of the property. The front door opens into the hallway with wood effect LVT flooring and wooden stairs to the first floor. The understairs storage is cleverly designed into split cupboards with shoe and coat storage. The lounge/diner is dual aspect and offers a great family environment for entertaining. The kitchen is fitted with wooden base and wall units, with integrated dishwasher, four burner gas hob, electric oven, microwave and space for a fridge/freezer and washing machine, with a side door providing access to the covered rear terrace area.

To the first floor is a landing leading to: a newly fitted shower room with basin, toilet, rain shower and integrated shelves ideal for storing towels and toiletries, a double bedroom overlooking the rear garden with a large fitted wardrobe and additional integrated cupboard, a large double front facing bedroom with fitted cupboard, solid wooden built-in cabin and single bed with a wooden staircase to the loft room. The loft room includes under eaves storage and four roof windows and is currently used as an office by the present owners. Externally the westerly facing rear garden has benefitted from being professionally landscaped and levelled into three separate areas so that the garden can be enjoyed to its fullest. Accessible from the kitchen and the door



to the front of the property is a large covered terrace with lighting and power points ideal for entertaining. There are steps leading down to the large level lawn with path to the side leading to another level where a large storage shed is located.

This property is located to the east side of High Wycombe with plenty of local amenities surrounding it. Ryemead retail park is within a short walk and offers a range of retail outlets including a Marks and Spencers simply food and a fitness centre. High Wycombe is a vibrant town with a comprehensive shopping centre, the Swan theatre and mainline

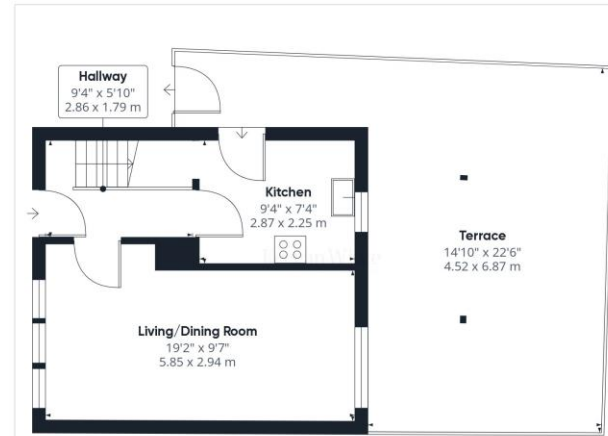
railway station which offers a link to London Marylebone in under 25 minutes. Junction 3 of the M40 is a 5 minute drive.

Property Information to be verified by a solicitor:

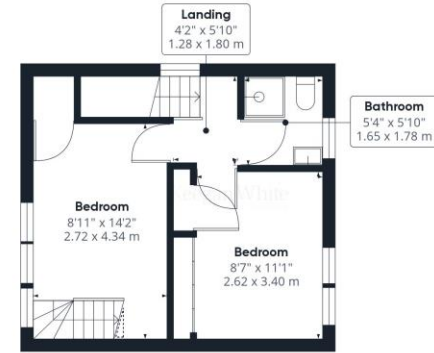
Council Tax Band: C

EPC Rating: D





Ground Floor



Floor 1



Floor 2

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Approximate total area⁽¹⁾

783.07 ft²
72.75 m²

Reduced headroom

146.73 ft²
13.63 m²

(1) Excluding balconies and terraces

⊞ Reduced headroom
(below 1.5m/4.92ft)

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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