



**Keegan White**  
ESTATE AGENTS

2 Hamilton View | £440,000



## Features

- Three Bedroom Townhouse
- Surprisingly Spacious
- Master Bedroom with Shower Ensuite
- Easy to Maintain Garden
- Ground Floor Cloakroom
- Integrated Kitchen appliances

Introducing this modern three storey, three-bedroom townhouse built in 2014 within walking distance of the train station and town centre.

Entering through the front door into a good-sized entrance hall, with stairs to the first floor and doors to; the kitchen with above and below counter gloss units, integrated appliances including; NEFF twin oven, induction hob, fridge/freezer, dishwasher and space for a washing machine. A ground floor cloakroom, understairs cupboard and a large lounge/dining room with fitted units and patio doors leading to the rear garden.

To the first floor is a large double bedroom overlooking the garden, a family bathroom complete with toilet, basin and bath with shower fitted over and a large single bedroom with a front aspect.

On the second floor there are two large cupboards, one providing access to the storage eaves, the master suite and large ensuite shower room. The rear garden includes a patio with an easy to manage artificial lawn with pathway leading to a gate providing access to the parking located behind.

An internal viewing is highly recommended.



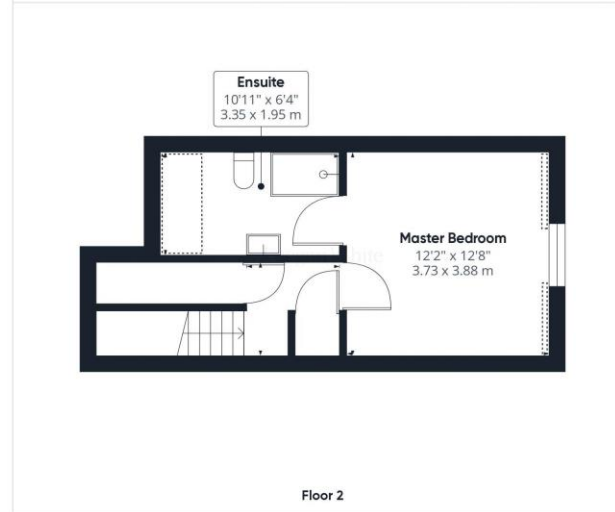
Hamilton View is a well regarded small residential development built approximately 10 years ago and is located on Hamilton Road. Schooling in the area is exceptional with the Royal Grammar School for boys located at the top of the hill. Its location is convenient for the amenities in the town centre which is within walking distance. These include The Eden Shopping Centre, Swan theatre, plenty of cafes and restaurants and a mainline railway station linking London Marylebone in under 25 minutes. High Wycombe is a market town with a history of furniture making and offers excellent road links into London from junctions 3 & 4 of the M40.

Property information to be verified by a solicitor.  
EPC Rating: TBC  
Council Tax Band: D



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**Approximate total area<sup>(1)</sup>**  
1052.82 ft<sup>2</sup>  
97.81 m<sup>2</sup>

**Reduced headroom**  
18.64 ft<sup>2</sup>  
1.73 m<sup>2</sup>

(1) Excluding balconies and terraces

(2) 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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