



Keegan White
ESTATE AGENTS

32 Maybrook Gardens | £600,000



Features

- Onward Chain Complete
- Excellent Location
- No Through Road
- Garage
- Four Bedrooms
- Very Well Maintained

The front door opens into the entrance hall with stairs to the first floor, the guest cloakroom and under-stairs storage. With window to front aspect and a side door to the garden, the kitchen is of a good size and has a wide range of base and eye level storage units; the kitchen appliances are all included in the sale. To the rear of the house is a wide living room that has window to rear aspect and a patio door leading out to the garden. Adjacent to this is the dining room that also has a window overlooking the garden. The first floor landing is bright, with a window to front aspect, a storage and an

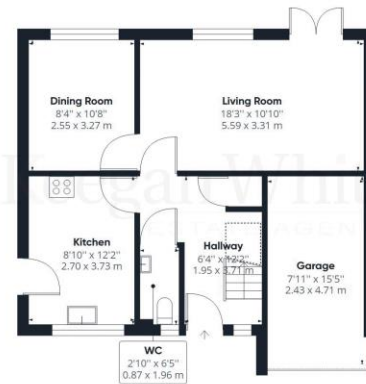
airing cupboard, and a loft hatch. The family bathroom has a window to side aspect and comprises of a panel bath with overhead shower, WC, and hand basin. The bedrooms are all of a good size, with two to the front and two to the rear. Externally, there is driveway parking for a number of vehicles, and a remote controlled power that opens up the garage. Each side of the house has side gates that give access to the mature rear garden that has patio, lawn, garden shed, with beds and fencing to the borders. EPC Rating B(72). Council Tax Band F.



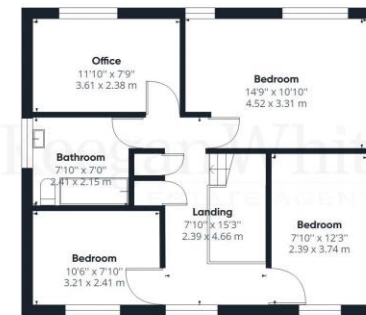
Located in one of the best areas of High Wycombe, Maybrook Gardens is conveniently positioned to enjoy the benefits of everything the area has to offer. High Wycombe provides a huge range of amenities, with the Eden Centre providing a wealth of retail, leisure and hospitality venues. The Swan Theatre proves year on year to be a great success, with many touring shows coming through the town. There are an abundance of social, sporting and leisure clubs including Wycombe Wanderers Football Club, cricket, tennis, bowling, croquet, and rugby to name a few. This property will appeal to local residents looking to upsize, as well as those relocating to the area to take advantage of the

excellent commuting and schooling opportunities. The mainline railway station, which is within a 15 minute walk, is serviced by Chiltern Railways and has fast trains that take less than half an hour to arrive in London Marylebone. For road commuters, there is access to both Junction 3 and 4 of the M40 with the M25 only seven miles away and London Heathrow Airport just beyond. High Wycombe has a wealth of excellent school across all age groups, including three Grammar Schools, with the Royal Grammar School, within a ten minute walk.





Ground Floor



Floor 1

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Approximate total area⁽¹⁾

1226.45 ft²
113.94 m²

Reduced headroom

13.70 ft²
1.27 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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