



Keegan White
ESTATE AGENTS

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33 Carolina Drive | £495,000



Features

- 'Show Home' Condition
- Modern Kitchen / Diner/ Living
- Four Double Bedrooms
- Separate Utility and WC
- Garage & Parking
- Serviced Worcester Boiler

The front door opens into the entrance hallway with stairs rising to the first floor and provides access to the remainder of the ground floor accommodation. To the front is the guest WC and utility room with window to front aspect. To the rear is the impressive living area with twin patio doors that lead out to the back garden that has a rear gate with a footpath that leads to the garage. The kitchen has a range of base and eye level storage units, with Bosch integral dishwasher, fridge freezer, induction hob with overhead extractor fan & Bosch oven below, and in addition, the kitchen worktop extends to form a functional breakfast bar. The rear section of the room provides plenty of room for a dining table and sofa

suite, with patio doors onto the garden. To the first floor are two double bedrooms, one of which has fitted wardrobes and an ensuite shower room, and the other has balcony to front. Stairs rise to the top floor with loft (boarded) access from the landing, the modern family bathroom, and two further double bedrooms with the rear bedroom benefitting from having fitted wardrobes.

Externally, the house has a rear back garden that is lawned with fencing to borders and a garden shed. The boiler is serviced annually and there is a communal service charges in the region of £482 per year helps to to keep

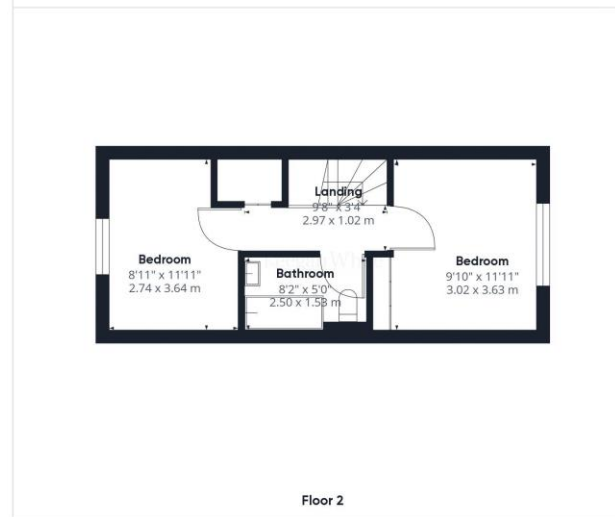
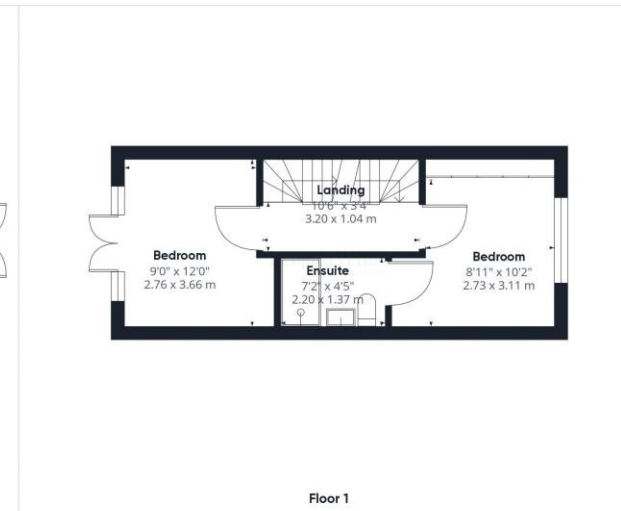
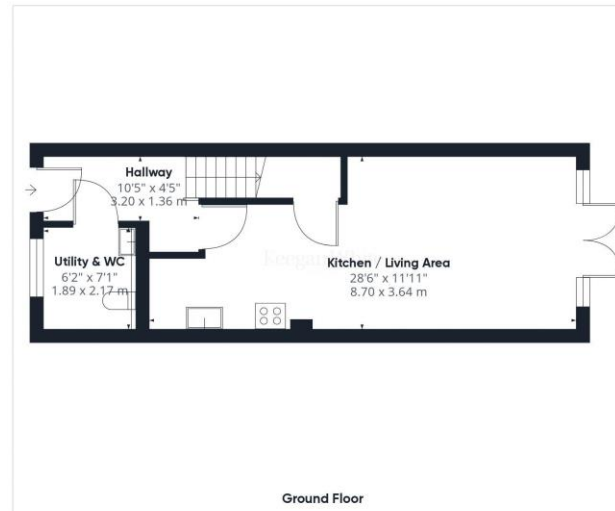


the estate in its excellent condition. The Wye Dene development was built in 2011 by the Berkley Homes and forms an impressive development that provides a number of open spaces and parkland within it. The property is a short drive to the east of High Wycombe's town centre and has a number of retail and leisure facilities at the Ryemead Retail Park, including a Marks & Spencer Simply Food outlet, which is within a short walk. To the west is Kingsmead Park and to the east is Rye Park, both of which provide numerous clubs, including cricket, tennis, netball, bowling, rugby and out door swimming at the Wycombe Lido. High Wycombe has been subject to significant public and private re-development over recent

years with the new Sports Centre at Handy Cross and the Eden Centre at its heart providing a host of retail, hospitality and entertainment venues. For commuters the location is ideal for both rail and road users. The mainline railway station has fast trains reaching London Marylebone in under half an hour and for the road users, Junctions 3 & 4 of the M40 provide access to the M25 network, with London Heathrow Airport just beyond.

Additional Information:
Energy Performance Rating: B (82)
Council Tax Band: D
Community Service Charge: £481.80 per annum





Approximate total area⁽¹⁾
1071.93 ft²
99.59 m²

(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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