



Keegan White
ESTATE AGENTS

12 Knights Hill | £520,000



Features

- Detached House
- Popular Location
- Gas Radiator Heating
- Good Sized Garden
- Downstairs Cloakroom
- Garage

Upon approaching the property the main front door opens into a porch which in turn leads through another door into the entrance hall with under stairs storage and stairs to the first floor. Downstairs cloakroom with low level wc and pedestal basin. The lounge/dining room is light and spacious with window to front and casement doors to the rear and feature gas fire in wood surround. The kitchen is rear facing with a range of base and wall units, fitted double oven and dishwasher and fridge, door to utility area providing ample space for washing machine and fridge freezer and doors to both front and

rear of property. Upstairs the landing has an airing cupboard and loft access. Bedroom one faces the rear whilst bedroom 2 faces the front. Bedroom 3 is a good size and overlooks the rear garden. The bathroom comprises panelled bath with shower attachment over, pedestal basin, low level WC, heated towel rail and fully tiled walls. Outside there are lawns to the front and the rear garden is a good size laid mainly to lawn with terraced areas, greenhouse, shed and pathway leading to a rear door to garage which is accessed by road via Baronsmead Road.



Deeds Grove is a popular residential location within walking distance of High Wycombe's town centre and relatively close to Junction 4 of the M40 motorway. There are frequent local buses into the town centre and railway station. High Wycombe itself is a vibrant market town with an extensive retail shopping, restaurants, and leisure facilities in the Eden Centre and is home to the ever popular Swan Theatre. There are numerous facilities for sports and leisure, notably at Rye Park, which has a superb play area for children, boating lake, tennis, cricket, and

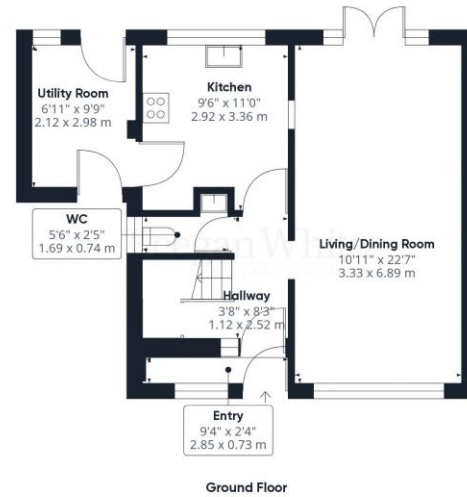
bowls clubs to name a few. Schooling is one of the key reasons for people moving to the area with John Hampden Grammar School for boys and Wycombe High School for girls also within walking distance.

EPC Rating D

Council Tax Band E

(These should be verified by a solicitor).





Approximate total area⁽¹⁾
951.97 ft²
88.44 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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