



Keegan White
ESTATE AGENTS

23 Princes Gate | £470,000



Features

- Very Well Presented Townhouse
- Three Double Bedrooms
- Three Bathrooms and Ground Floor WC
- Driveway Parking
- Desirable Location, Walking Distance to Town Centre
- Kitchen / Diner

We are delighted to introduce this very well presented three storey townhouse with three double bedrooms located in a desirable area of High Wycombe to the market.

Its front door opens into a wide, bright entrance hallway with stairs to the upper floors and doors leading to: a large storage room, formerly the garage with two built-in cupboards, a cloakroom with toilet and hand basin and the kitchen/diner. The kitchen/diner is a good size with integral appliances including; dishwasher, oven, gas hob, fridge and freezer and space for a washing machine set within a range of base and eye level storage units and patio doors opening on to the rear garden.

To the first floor is a landing with; double doors to the living room with windows overlooking the rear garden, a storage cupboard, double bedroom with windows to the front and an ensuite shower room. On the second floor is the master bedroom with fitted wardrobes and ensuite shower room along with the family bathroom complete with three piece white suite and the third double bedroom which was previously two single bedrooms.

Externally to the front is driveway parking and to the rear is a decked westerly garden with outside tap, exterior lighting and a summer house

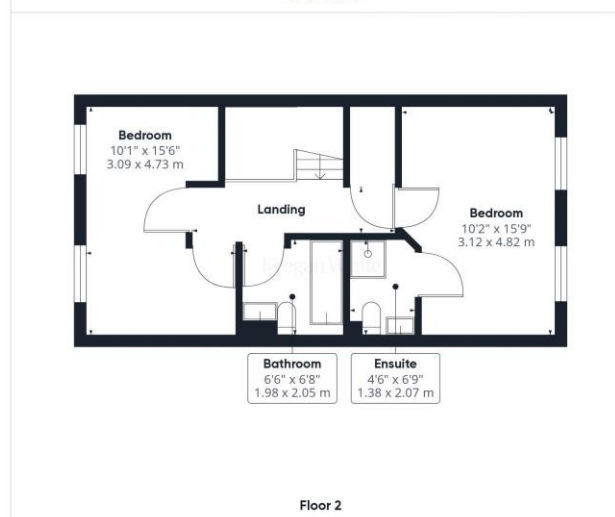


Princes Gate is a modern development with a playground within it, a shared green and located to the east of High Wycombe's Town Centre within a 20 minute walk of the railway station. To the south and also within walking distance is the popular Rye Park complete with a new adventure playground, a leisure club, including the Wycombe Lido, the High Wycombe Cricket Club, Lawn Tennis Club and Bowles Clubs. High Wycombe has been redeveloped in over the years with the Eden Shopping complex at its heart which offers a number of restaurants, a fitness centre, cinema/bowling and other leisure facilities. With Chiltern

Railways fast trains getting to London Marylebone in under 25 minutes and Junctions 3 & 4 of the M40 Motorway on its doorstep, with the M25 and London Heathrow Airport beyond, High Wycombe is an ideal location for commuters.

Other details to be verified by a solicitor:
EPC Rating: C
Council Tax Band: E





Approximate total area⁽¹⁾
1434.76 ft²
133.29 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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