



Keegan White
ESTATE AGENTS

3 Avery Court | £245,000



Features

- Share Of Freehold
- Large Gardens
- Gas Central Heating
- Living With Bay Windows
- Off Street Parking
- 975 Year Lease

The communal front door leads into the entrance lobby with stairs rising to the first floor. The private front door opens into a spacious entrance hallway that has a door entry phone, and a loft hatch. The sitting room has bay windows to front that emit plenty of natural light, and an archway opens into the kitchen. The kitchen has a reasonable amount of storage above and below the worktop, with electric oven, hob, extractor fan, stainless steel sink and drainer, plumbing for dishwasher, fridge freezer,

and window to front aspect. The family bathroom comprises of a white three piece suite with panel bath, hand basin with vanity units below, and WC, along with half tiled walls, and an extractor fan. There are two double bedrooms, with the principle bedroom being exceptionally large, with built in wardrobes.

Externally, there is plenty of parking and expansive rear communal gardens.



Desborough Avenue sits south west of High Wycombe town centre close to Desborough Road which is a hive of activity with many independent shops and food outlets close by. Within walking distance is the Eden Shopping Centre offering a wide range of shops, a fitness centre, bowling alley, cinema, restaurants and coffee shops. Also close by is the mainline railway station which connects London Marylebone in around 25 minutes. Junction 4 access to the M40 is a 2 minute drive. High Wycombe is a magnet for commuters moving in from London to take advantage of the excellent schooling system.

Additional Information:
Tenure: Share of Freehold
Lease Term: 975 years
Service Charge: £1,070
Ground Rent: £Nil
Council tax band: C
Energy Performance Rating: TBA





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