



**Keegan White**  
ESTATE AGENTS

7 Alexandra Road | Pinions | £440,000



## Features

- Detached Bungalow
- Refitted Kitchen 2020
- New Boiler 2021
- Beautiful Gardens
- Walk to Station
- Off-Street Parking

The front door, located to the side of the property opens into a hallway that gives access to all rooms. To the front are two double bedrooms, with a contemporary shower room adjacent to these. Towards the rear, there is a large 'L' shaped lounge/diner that has windows to side aspect, log burner, and sliding patio doors that lead out to the gardens. Stairs rise to a loft room, currently used a study, and an ancillary door leads into the attic. Back on the ground floor, the kitchen was refitted in 2020 and has a generous amount of storage above and below the composite worktops. In addition, there is a gas hob with overhead extractor fan, dual integrated ovens, and a sink and

drainer with window to side aspect. A doorway leads through to the integral garage, which is now used more as a workshop. Beyond the garage is the convenient utility room that has window to side aspect, sink and drainer, and plumbing for a washing machine.

Externally, there is driveway parking for several vehicles to the front, with gated side access to the beautifully landscaped rear garden that has a brick shed and provides a patio dining area, lawn, and a rockery that has a lovely water feature.

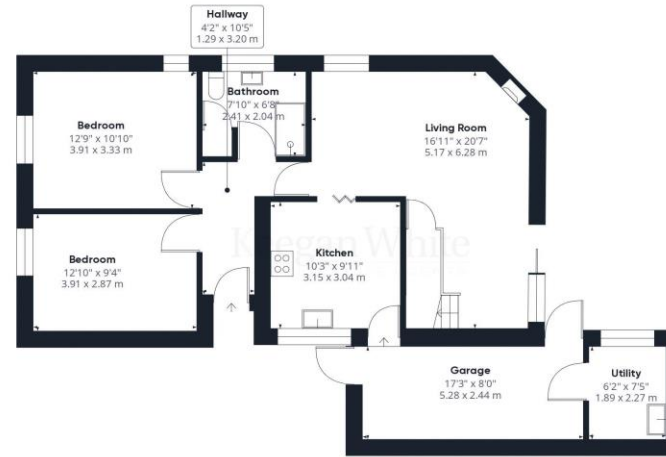


A tucked away location just to the east of Wycombe's town centre provides a peaceful environment which is within walking distance of the railway station and the picturesque Rye Park. The park itself is home to a boating lake, the Rye Lido, cricket, tennis & bowls clubs, along with many other outdoor leisure facilities. The Ryemead Retail Park is close by and offers a mixture of stores including a Marks & Spencers Simply Food. The town offers a wide range of facilities numbering among them the Eden Centre that has a host of retail, hospitality and entertainment venues, the ever popular Swan Theatre and an outstanding new sports

centre with an Olympic sized swimming pool and a rock climbing wall for the brave, and many other activities. Two key reasons for people moving to High Wycombe are the schools and the commuter benefits, and Alexandra Road is perfectly positioned to take advantage of both. Viewings are strictly by appointment, please call Keegan White on 01494 417007 to arrange your appointment.

Council Tax Band: D  
Energy Performance Rating: D (67)





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1070.51 ft<sup>2</sup>  
99.45 m<sup>2</sup>

Reduced headroom

76.09 ft<sup>2</sup>  
7.07 m<sup>2</sup>

(1) Excluding balconies and terraces

⌊ Reduced headroom  
(below 1.5m/4.92R)

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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