



**Keegan White**  
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23 Kendalls Close | £425,000





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## Features

- Attractive Bay Windows to Front
- 2 Reception Rooms
- Garage
- Driveway
- Good Sized Rear Garden
- Scope for Improvement

Approached from a driveway the front door opens into an entrance hall with under stair cupboard and stairs rising to the first floor. The living room has a tiled fireplace with gas fire and bay windows to front aspect. The dining room has casement doors leading onto the rear garden and a tiled fireplace with gas fire. The kitchen is to the rear of the property with a window overlooking the garden and a door to the side, there is a range of wall and base units

with a stainless steel sink and drainer, space for cooker and fridge freezer. To the first floor are three well proportioned bedrooms and family bathroom with 3 piece suit and part tiled walls. Externally, there is driveway parking leading to a garage at the front with side access to the rear garden which is level, laid to lawn and planted with well established shrub and herbaceous plants.





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Located in a popular residential cul-de-sac to the east of High Wycombe. The area offers a selection of local shops closeby and is within walking distance of both parks; Kingsmead and The Rye. High Wycombe is a thriving market town renowned for excellent schooling, the area has benefited from substantial investment in recent years. The Eden Shopping Centre provides a host of retail shopping outlets, cinema & bowling complex, along with a range of bars and restaurants. Bucks New University and the sports complex at Handy Cross provides the most modern fitness and leisure activities, including the Olympic size swimming pool, all of which have brought new visitors and new

interest to the area. High Wycombe is a major commuter town whereby residents can be in London Marylebone in under half an hour via Chiltern Railways. The town is also excellent for road commuters with the M40 providing easy access to the M25 and Heathrow Airport.

Additional Information to be verified by a solicitor:

EPC Rating:

TCB Council Tax Band: D



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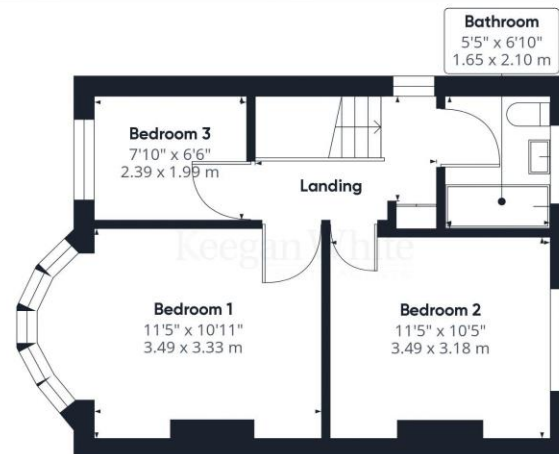
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
803.31 ft<sup>2</sup>  
74.63 m<sup>2</sup>

(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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33-35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

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