



**Keegan White**  
ESTATE AGENTS

2 Rushmoor Avenue | £925,000



## Features

- Expansive & Extended Family Home
- Four Double and One Single Family Home
- Space For 2 Room Loft Conversion (STP)
- Three Reception Room/Areas
- Master Ensuite/Family Bathroom/Downstairs WC
- Large & Attractive Garden, Driveway Parking

This exceptional family home is a spacious extended detached with five bedrooms, four of which are good sized double rooms and a single bedroom. There is a large level garden plenty of parking and additional potential to extend into the loft.

The front door leads into an entrance hall with stairs to the first floor with a bay fronted lounge to the side which has a fireplace as its central focal point. Behind the lounge a large study looking into the spacious and well fitted kitchen/diner which spans the width of the house, has an island at its centre

and doors that open into the rear garden. There is a large utility room which provides access to the laundry room, downstairs cloakroom and garage. To the first floor is a spacious landing providing access to four double bedrooms the master of which has an ensuite bathroom and a large single bedroom. Also on this level plenty of built in wardrobes and a family bathroom. Outside there is parking to the front and an exceptionally attractive garden with a perfect lawn surrounded by borders and an outbuilding with electric and light to the rear and additional garden shed.

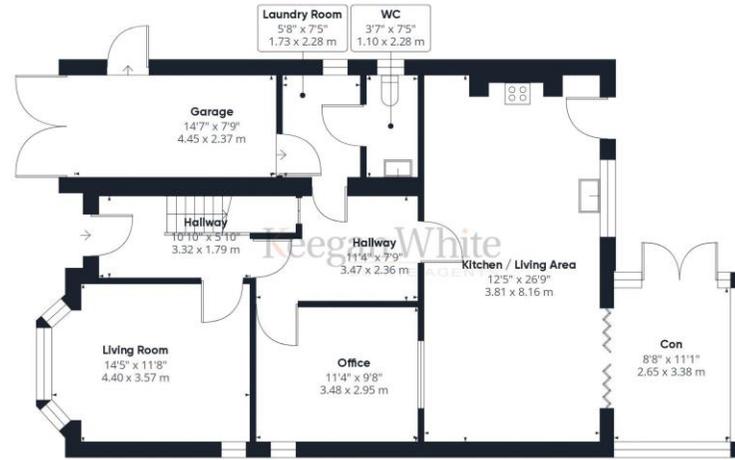


The village is set high within the Chiltern Hills surrounded by beech woodlands and with a rich and interesting history. This property is located in a highly regarded residential road just a short walk from two local parades of shops, Penn Common and pond. The school catchment areas are exceptional and include, the highly regarded Tylers Green schools for younger children and a number of senior schools including Grammar schools for boys and girls. Public transport passes close by with a bus service that connects the towns of Beaconsfield and High Wycombe both of which have mainline railways

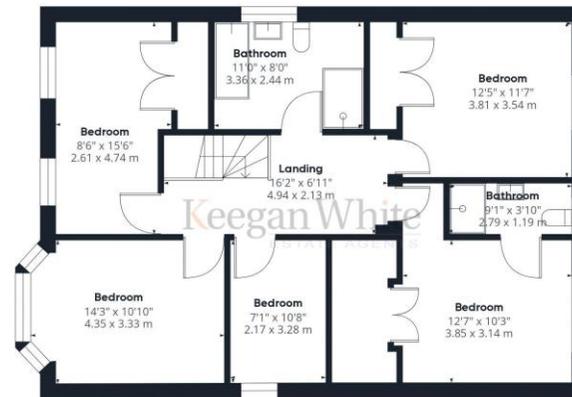
stations with a London Marylebone service making commuting into London very convenient.

Property Information: EPC Rating D, Council Tax Bracket E.





Floor 1



Floor 2

**Keegan White**  
ESTATE AGENTS

Approximate total area<sup>1)</sup>  
1964.53 ft<sup>2</sup>  
182.51 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.

GIRAFFE360

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Keegan White Ltd. in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Keegan White Ltd. has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Keegan White Ltd. is a limited company registered in England & Wales with company number 9726292. Our registered office is 102-104 High Street, Great Missenden, Bucks, HP16 0BE

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

Tel: 01494 417007

Email: [wyc@keeganwhite.co.uk](mailto:wyc@keeganwhite.co.uk)

[keeganwhite.co.uk](http://keeganwhite.co.uk)

**Keegan White**  
ESTATE AGENTS