



Keegan White
ESTATE AGENTS

33 Fernside | £530,000



Keegan White
ESTATE AGENTS



Keegan White
ESTATE AGENTS



Keegan White
ESTATE AGENTS

Features

- Two Double Bedrooms
- Two Reception Rooms
- South Westerly Facing Garden
- Detached Garage
- Double Glazed
- Wet Room

The front door opens into a spacious hallway providing access to all rooms, a storage cupboard and loft hatch. Bedroom one has front aspect with an extensive range of fitted wardrobes, cupboards and drawers, bedroom two is a double with front aspect. The wet room has a shower, pedestal basin, low level WC and fully tiled walls. The kitchen with above and under counter units including a new oven and induction hob, space and plumbing for washing machine, fridge and freezer. The dining room which could also be

used as a third bedroom overlooks the rear garden and a good sized sitting room boasts a feature fireplace housing electric fire and UPVC casement doors leading to the patio and garden. The front garden is laid to lawn with a driveway running along the length of the property leading to a garage and the fully enclosed rear garden with patio area, artificial lawn and well established shrub and plant borders.



Nestled in the Chiltern Hills, Great Kingshill forms part of Hughenden Parish and is located in between the towns of Great Missenden, High Wycombe, and Amersham, all of which have a host of retail, leisure, entertainment venues. The village itself has a local store, located opposite the cricket club, which are just over a mile away from the house. There are local groups and societies within the village, and the well regarded Great Kingshill Church of England primary school and Pipers Corner School. Further schooling, with a variety of good and outstanding Ofsted ratings, can be found at Widmer End, Cedar Park, Holmer Green and Little Kingshill. People relocate here to take advantage of the excellent schooling options, with Grammar Schools

and Private Schools also on offer. For commuters, there are multiple rail options from Amersham, Great Missenden and High Wycombe. Similarly for road commuters, the M40 is about 6 miles away, with the M25 and London Heathrow Airport just beyond.

Property information to be verified by a solicitor

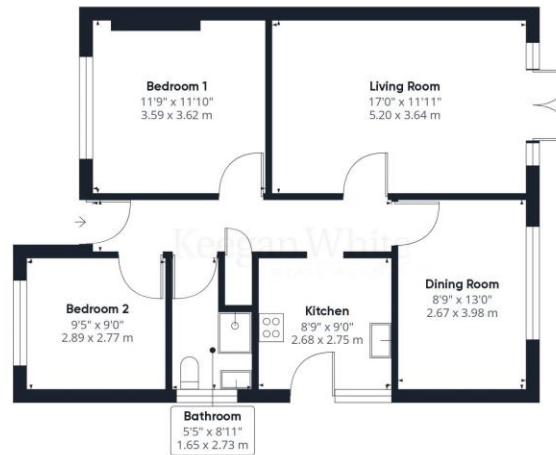
EPC Rating: TBC

Council Tax Band: E



Keegan White
ESTATE AGENTS

Keegan White
ESTATE AGENTS



Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
 891.9 ft²
 82.86 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.

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

keeganwhite.co.uk