





## Features

- Three Bedrooms
- Two reception Rooms
- Walking Distance of Shops
- Gas Central Heating
- Level Rear Garden
- Vacant Possession

Approached through a front gate the main entrance is located to the side of the house and enters into a small lobby which leads to two reception areas and stairs to the first floor. To the front is a living room with bay window to front aspect. The second reception offers versatility and is most commonly used as a family room or dining room. This then flows onto a good sized kitchen with a range of wall and base units, part tiled walls, built in oven and hob and space for washing machine and fridge freezer. An inner hallway

with built in cupboards leads to the bathroom with panelled bath and pedestal basin and a separate WC with hand wash basin. A door gives access to the rear garden. To the first floor are two double bedrooms and a single bedroom which is accessed from bedroom two. Outside is a small front garden and gated access to side leading to rear garden which is level and laid mainly to lawn with flower beds.



Abercromby Avenue is situated to the west of High Wycombe town centre and within a 15 minute walk of the popular Eden Shopping Centre. High Wycombe is a thriving market town renowned for excellent schooling. Within the town are a host of retail shopping outlets, cinema & bowling complex, along with a range of bars, restaurants and two new hotels. Bucks New University and the sports complex at Handy Cross provides the most modern fitness and leisure activities. High Wycombe is a major commuter town whereby residents can be in London

Marylebone in under half an hour via Chiltern Railways and the town is also excellent for road commuters with both Junctions 3 and 4 of the M40, providing easy access to the M25 and Heathrow Airport.

Additional Information (to be verified by a solicitor)

EPC Rating: TBC

Council Tax Band: C



Keegan White  
ESTATE AGENTS

Keegan White  
ESTATE AGENTS



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

**Keegan White**  
ESTATE AGENTS

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