



Keegan White
ESTATE AGENTS

460 West Wycombe Road | £625,000



Features

- A Standout Family Home
- Four Double Bedrooms
- 3 Bath/Shower
- Kitchen Diner
- Garden Room
- High End Specification

The front door leads into a lobby with the guest cloakroom, and a utility cupboard. A secondary door opens into the kitchen diner that has polished hardwood flooring that has underfloor heating, windows to side and rear aspect, and bi-fold doors that lead out to a patio terrace. The kitchen is well appointed with integrated appliances, including a fridge freezer that is plumbed into the mains water supply, induction hob with dual over below and overhead extractor fan, dishwasher, and a good range of storage units above and below the stone worktop. Central to the house is the living room with window to side aspect, a door to the stairs, and another door that leads to the snug, or study at the front of the house. The first floor has three double bedrooms, one of which has an ensuite shower room, and the

contemporary family bathroom. Stairs rise to the second floor, where there is a first shower room, and a double bedroom. There is also a low level door which surprisingly opens into a loft room that has restricted head height. Throughout the property, there is plenty of natural light from skylights and high quality plantation blinds to windows. Externally, there is driveway parking for two cars (tandem), and landscaped gardens with stairs rising to the front door, and the side gate that gives access to the rear. The back garden is tiered, with a large patio area to the back of the house, ideal for the barbecuing, with steps rising to the lawn area, that has a dining area, and a large cabin that has power, lighting, and internet connectivity.

460 West Wycombe Road | High Wycombe | HP12 4AH

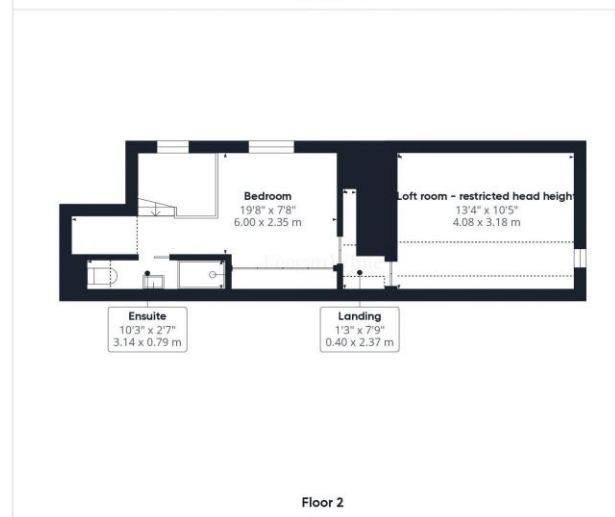
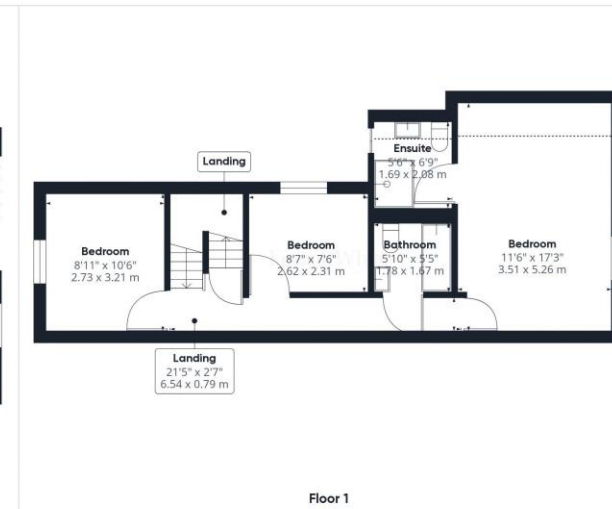


Located to the west side of High Wycombe, and only a short walk away from the popular National Trust Dashwood Estate, the famous Mausoleum, Golden Ball, West Wycombe Caves, and the historic village of West Wycombe beyond in the stunningly beautiful Chiltern countryside. Within easy access to High Wycombe Town centre offering rapid access into London Marylebone (under half an hour on the fast trains), as well as excellent road links with the M40 and M25 that provide access to other motorway networks and London Heathrow. With this appeal, there has been much public and private

sector investment in the town over recent decades, with a brand new state of the art sports centre at Handy Cross (M40 Junction 4), the Eden Centre that provides a host of leisure facilities and many popular retail outlets and The Swan Theatre.

Additional Information:
Council tax Band: C
Energy Performance Rating: E (45)





Approximate total area⁽¹⁾

1414.27 ft²
131.39 m²

Reduced headroom

158.98 ft²
14.77 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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