



Keegan White
ESTATE AGENTS

24 South Maundin | £700,000



Features

- No Onward Chain
- Two/Three Reception Rooms
- Four/Five Bedrooms
- Three Bathrooms
- Gas Central Heating
- Large Plot

The front door opens into the entrance hall that has a cloaks cupboard and the stairs rising to the first floor. To the front is a modern kitchen that has plenty of base and eye level storage units, dual oven, gas hob with extractor, butler sink, integrated fridge freezer, bay window to front and a side door to the garden. A doorway to the rear leads into the dining room that has windows overlooking the garden, and has double glazed doors that open into the living room. This is quite spacious and bright, having windows and sliding patio doors to the rear, with a feature fireplace. To the front there is a third reception room, that could be used as a fifth bedroom, given that it also benefits from having immediate access to a contemporary

wetroom, complete with shower, hand basin, WC and a chrome heated towel rail. To the first floor, the master bedroom has an ensuite shower room and a range of fitted wardrobes and storage units. There are two further double bedrooms, and a single bedroom, which are serviced by the family bathroom.

Externally, there is driveway parking to the front with a garage that has an up-and-over door, with further storage in the eaves, and houses the gas boiler. There are gates to both sides of the house that leads into the manicured rear garden that has patio to the back of the house, a garden shed, and extensive, wrap around lawns.

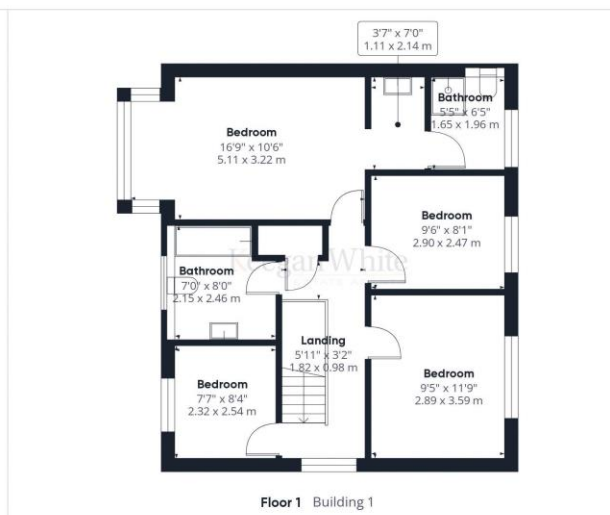


South Maundin forms part of an executive development comprising predominantly of detached family homes situated within Hughenden Valley, a semi rural location within the Chilterns Hills. It is popular with families for its quiet surroundings, set within open countryside and yet within a short drive of a major town. Close by are an assortment of local amenities including the Hughenden Village Store and the Harrow pub, bar and restaurant (look out for its reviews!). For a wider range of facilities High Wycombe is just over three miles away and offers an ever expanding range of retail, leisure, hospitality, and entertainment

facilities. The area has always been in high demand for the excellent schooling opportunities, as well as the ideal commuting benefits. These include access to the M40 at Junction 4, with the M25 and Heathrow beyond, along with High Wycombe's mainline railway station that provides fast trains into London Marylebone in under half an hour.

Additional Information
Council tax band: F
Energy Performance Rating: D (60)





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Approximate total area¹¹

1475.72 ft²
137.1 m²

Reduced headroom

4.49 ft²
0.42 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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