



**Keegan White**  
ESTATE AGENTS

2 Willow Avenue | £575,000





## Features

- No Onward Chain
- Superb Location
- No Through Road
- Three Reception Rooms
- Guest WC and Utility
- Integral Garage

The front door opens into a generous entrance lobby, with a secondary front door giving access into the house. The sitting room is to the front and flows through to the dining room and conservatory to the rear. The kitchen is on good order, with a range of storage units above and below the kitchen worktop. There is a 1 1/2 stainless steel sink and drainer, dishwasher, oven with overhead extractor fan, and a breakfast bar. Adjacent to this is an ancillary utility room, guest cloakroom, and the integral garage that has a

power door. From the hallway, the stairs rise to the first floor landing that a window, airing cupboard and the loft access. The bedrooms are well proportioned and although the bathroom is a little dated, it is perfectly functional.

Externally, there is block paved driveway parking for a number of vehicles, with side access to the well proportioned rear garden which is fenced to borders and has a garden shed and a small summerhouse.





Willow Avenue is a no through road located to the south of High Wycombe's town centre and within a moment's walk of the popular Booker Common, designated as Local Wildlife site and ideal for those looking to enjoy the open countryside. Given its location, the property will be of interest to those looking for excellent schooling and commuting benefits. Local schools include John Hampden Grammar School, Wycombe High School, Cressex Community School, and Chepping View Primary School. For the commuters, Junction 4 of the

M40 is within a short drive, as is the Chiltern Railways mainline railway station that gives access to London Marylebone in under half an hour on the fast trains. The area is supported by a wealth of retail, leisure, hospitality and entertainment venues for all to enjoy.

Additional Information:

Council Tax band: E

Energy Performance Rating: D (67)





Ground Floor



Floor 1

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**Approximate total area<sup>1</sup>**

1355.08 ft<sup>2</sup>  
125.89 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.

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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