



Keegan White
ESTATE AGENTS

16 Edmunds Gardens | £230,000

16 Edmunds Gardens | High Wycombe | HP12 4LP

- Share of Freehold
- Ground Floor
- Two Bedrooms
- Large Storage Unit
- Quantum Dimplex Heating
- Triple Glazed Windows

A communal front door with entryphone system leads into the shared entrance hall. A rear lobby has a large storage cupboard and the private front door opens into a hallway with an additional storage cupboard and doors to the bedrooms, bathroom and living accommodation. The sitting room is particularly bright from it's dual aspect with twin glazed doors opening to the communal garden areas. The kitchen is a good size with a good range of base and eye level storage units, integrated fridge freezer, electric oven and hob, and a window to rear aspect. Both bedrooms provide sufficient space for double beds and are serviced by the modern family bathroom. Outside there is off street communal parking and this attractive development has surrounding landscaped gardens that are predominantly laid to lawn and surrounded by mature trees.

Edmunds Gardens is a quiet residential area with no through traffic, located approximately 1.5 miles to the south west of High Wycombe's town centre. Within a similar distance is Junction 4 of the M40 motorway which is ideal for commuters needing access to London, Heathrow Airport and the M25, for example. Similarly, the Chiltern Railways provides rapid access into London Marylebone in under half an hour on the fast trains. High Wycombe is a vibrant, historic market town with an expanse of shopping, bars & restaurants, cinema & bowling in the centre, as well as the ever popular Swan Theatre. For the outdoor and sporting enthusiasts, there are a host of outdoor leisure activities across the Rye Park and the state-of-the-art sports complex at Handy Cross.

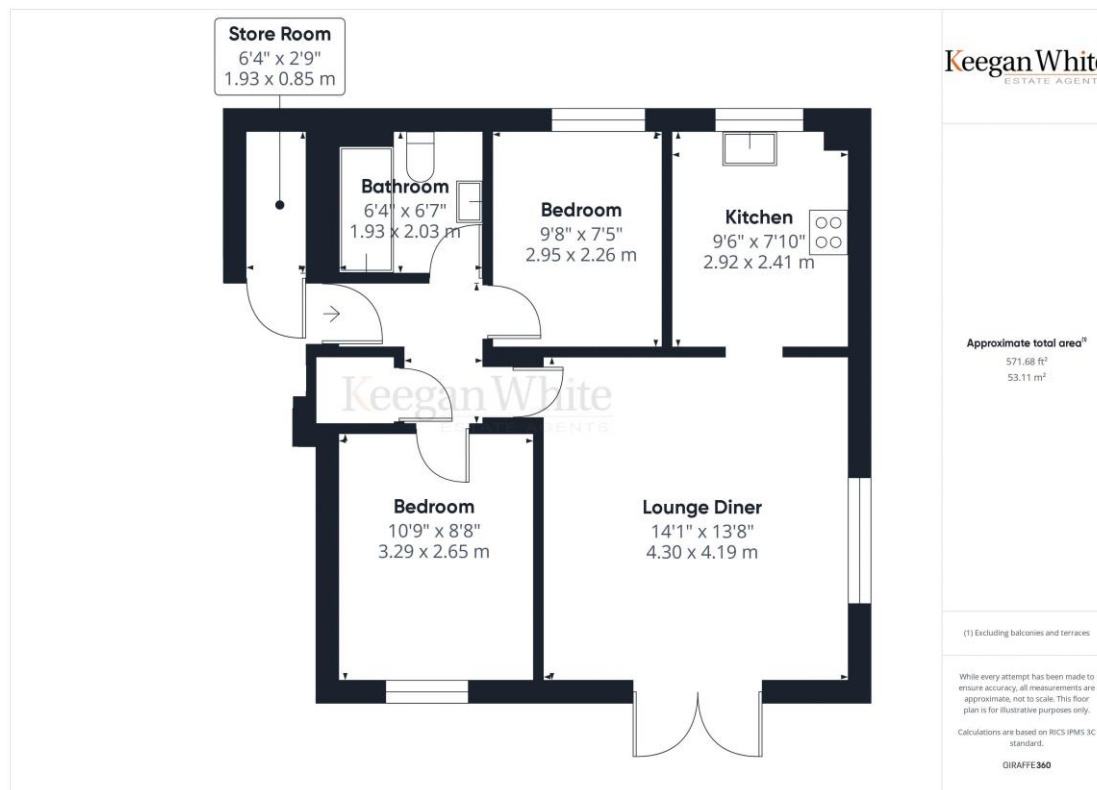
Council Tax band: C

Energy Performance Rating: D (65)

Tenure: Share of Freehold with 950+ year lease

Service charge: £130 per calendar month

Ground rent: £0.



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33-35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

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