



Keegan White
ESTATE AGENTS

53 Carrington Road | £450,000



Features

- Four Bedrooms
- Standout Kitchen Diner
- Separate Utility Room
- Two Reception Rooms
- Extension Potential, STPP
- No Onward Chain

With steps down to the property, the stable front door opens into an entrance room, currently used as a study. An archway (which could be closed off) opens into a sitting room with window to side aspect. Leading into the main part of the home is a central hallway with stairs to first floor, access to two double bedrooms and a modern, three piece bathroom suite. To the rear is the heart of the home, with an expansive kitchen diner that has a separate utility room that contains the washing machine, tumble dryer and the new boiler. The kitchen provides a combination of integrated Bosch and AEG appliances, including a dual oven, electric hob and an overhead extractor fan. In addition, there is an integrated fridge freezer, a

dishwasher, a wide range of base and eye level storage units, and one of the biggest breakfast bars ever seen! There is a window to rear aspect along with twin double doors opening onto the terrace and a further set of sliding doors leading into the large family room.

To the first floor is a landing with dormer window to the rear which provides an opportunity to extend the property above the single storey extension, subject to planning permission. In addition, there are two double bedrooms, both of which benefit from having their own ensuite shower rooms, as well as eaves storage. Please note, the two ensuite remedial plumbing work.



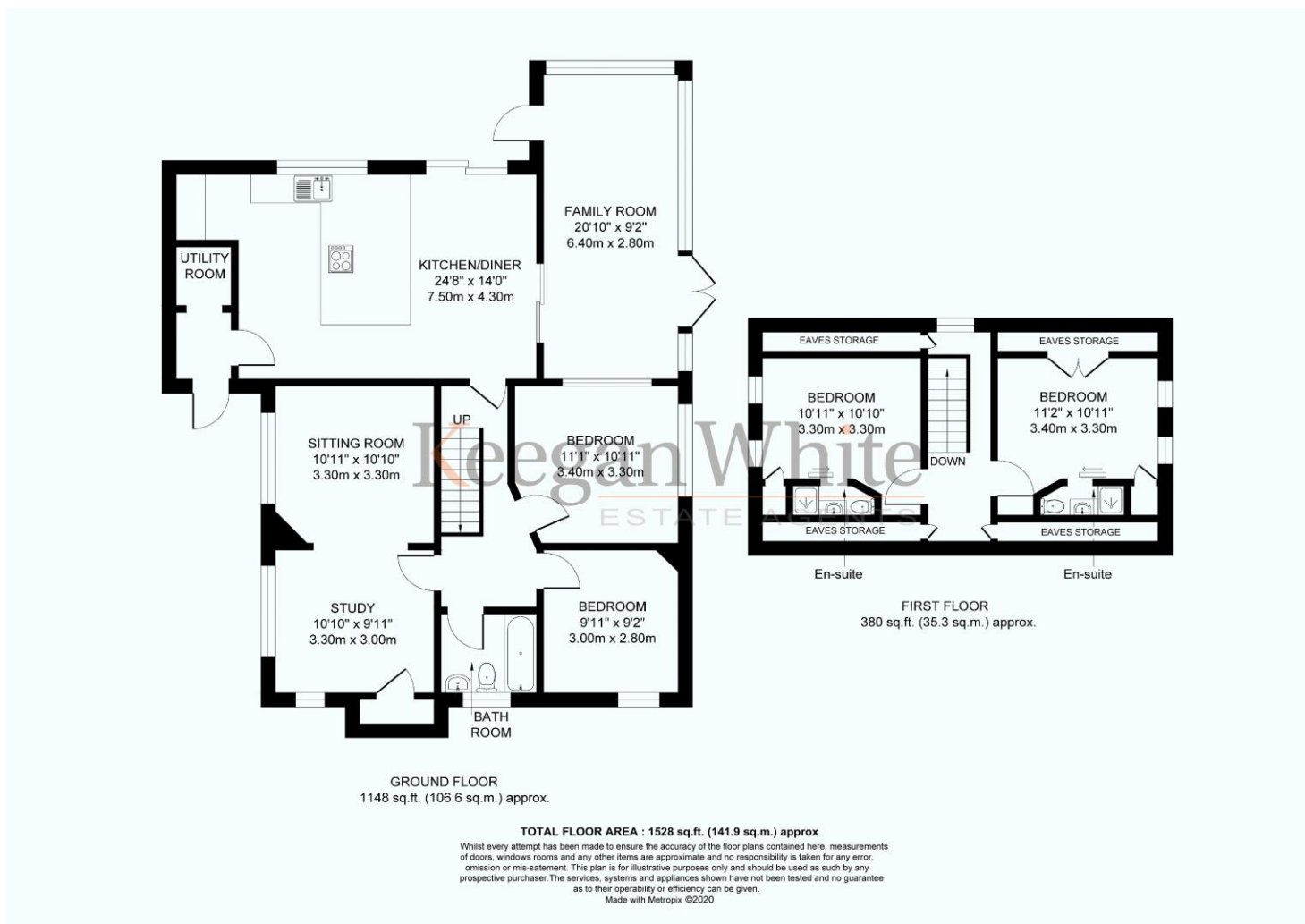
Externally, there is driveway parking to front, with a series of steps leading down to the front door. There is gated side access to the rear gardens that include a large terrace that enjoys plenty of sunshine, with steps down to a lower garden that has a garden shed and a summer house. Mysteriously, there is a rear gate that leads down to Westfield Walk, where there is car parking bay that is included on the property's Title Plan.

Carrington Road is a no through road situated in a popular residential area just to the west side of the town centre which is within walking distance. The facilities and amenities within High Wycombe are extensive, with The Eden Centre, a huge retail and entertainment complex, at its heart. The Swan Theatre provides excellent cultural

entertainment and The Rye Park offers a wealth of clubs, including an outdoor pool at the lido, netball, bowls, cricket, rugby and more for all to enjoy. The town draws high demand from people relocating to the area from near and far, who seek to take advantage of the quality schooling and the commuting opportunities. The mainline railway station offers regular and reliable services to London Marylebone and Carrington Road is ideally located within a short drive of Junction 4 of the M40 giving access to Oxford, London, the M25 network and London Heathrow Airport.

Additional Information:
Council Tax Band D
EPC Rating D (67)





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