



Keegan White
ESTATE AGENTS

30 Telford Way | £400,000



Features

- Complete Chain
- Excellent Condition
- Well Proportioned Bedrooms
- Integrated Appliances
- Lots of Parking
- Cellar Storage

Steps lead down from the road to the front door that leads into the hallway that has the stairs rising to the first floor and understairs storage. The lounge diner has window to front aspect and rear, and has engineered wood flooring. The kitchen is in excellent condition with integrated appliances, including double oven, gas hob, overhead extractor fan, dishwasher, washing machine and fridge freezer. There are a good range of storage units above and below the worktops and the backdoor leads out to the garden. To the first floor are two double bedrooms, and a generously

proportioned single bedroom, along with the modern bathroom suite.

Externally, the house offers even more. Below the house is a full width cellar that houses the boiler, and although it has restricted headroom it does provide additional storage. The back garden is splayed and provides good degree of privacy as it is not overlooked from the rear. At the bottom of the garden is an oversized garage and off-street parking for around 3-4 cars.



Telford Way is to the north west of High Wycombe and close to the National Trust owned Hughenden Manor which serves as a gateway to hundreds of acres of beautiful Chiltern countryside and woodland. Local amenities are close at hand with two local parades of shops and additional convenience stores. Within close proximity are two good schools for infant and junior children. High Wycombe town centre is easily accessible and offers a more extensive range of amenities including a shopping centre, many restaurants and bars and a

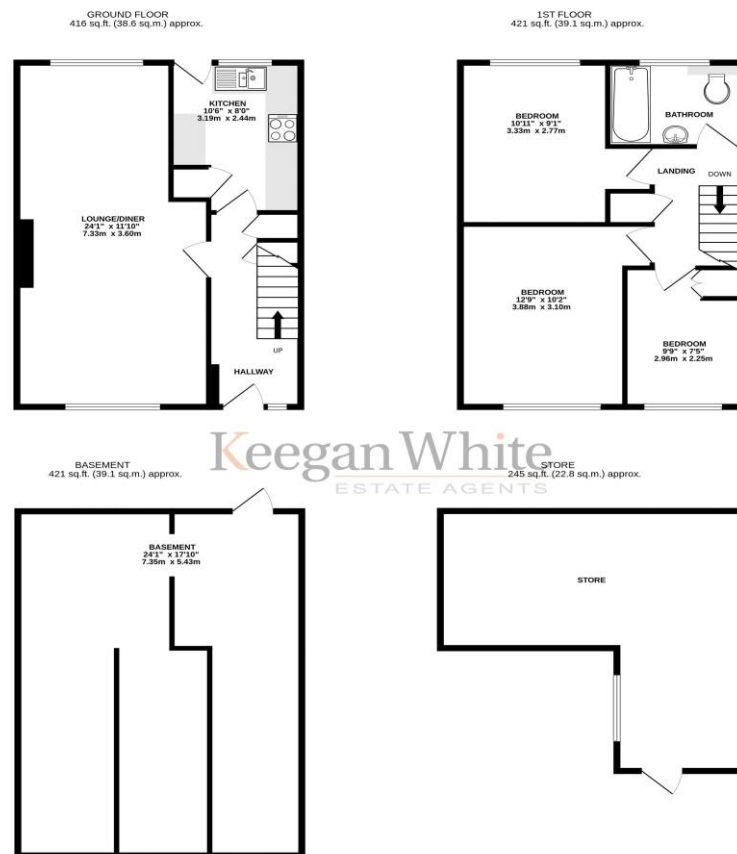
mainline railway station offering a connection to London Marylebone in under 25 minutes. For road commuters, Junction 4 of the M40 is about three miles away, providing access to Oxford to the west, with the M25, Heathrow Airport and London to the east.

Additional Information

Council Tax band: D

Energy Performance Rating: C (69)





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