



Keegan White
ESTATE AGENTS

12 Bookerhill Road | £425,000



Features

- Semi-Detached House
- Though Lounge/Diner
- Conservatory
- Modern Kitchen & Bathroom
- Driveway Parking
- Large Back Garden

The front door opens into the hallway that has window to side aspect, stairs rising to first floor with storage below, and engineered hardwood flooring that flows throughout the ground floor accommodation. The living room and dining room have a window to front aspect, brick built fire surround and sliding patio doors that lead out to the conservatory. The kitchen is modern, has a window to side aspect, with storage units above and below the wooden worktop. It comes with a large stove oven that has a five ring hob,

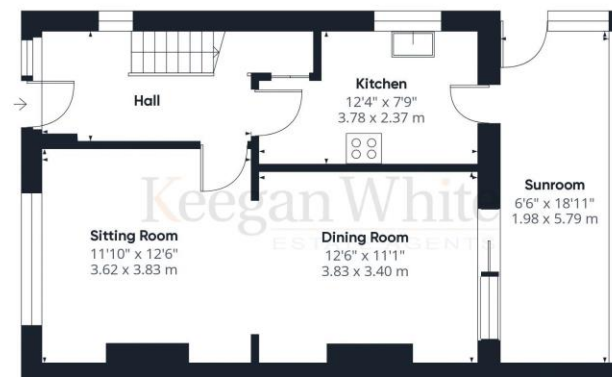
an overhead extractor fan, larger storage, and the boiler is positioned in a corner cupboard. To the first floor, the landing has window to side aspect and has loft access., the bathroom suite is contemporary, and the three bedrooms are well proportioned. Externally, there is driveway parking to the front with gated side access to the rear. The back garden is large, perfect for the children to burn off some energy, and there are patio areas designed for maximum enjoyment of the outside space.



Bookerhill Road is located to the south west side of High Wycombe, just over two miles from the town centre and High Wycombe Station offering links to London Marylebone in under 30 minutes. Its proximity to junction 4 of the M40 motorway offers convenient travel into London, and Oxford. High Wycombe is a vibrant market town with a extensive retail shopping, restaurants, and leisure facilities in the Eden

Centre, along with the Swan Theatre. The area is rich in schooling, with the Royal Grammar School, and John Hampden Grammar School for boys and Wycombe High School for girls.
Additional Information:
Council Tax band: C
Energy Performance Rating: TBA





Ground Floor



Floor 1

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Approximate total area¹⁾
1029.14 ft²
95.61 m²

(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 are based on RICS IPMS 3C standard.

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