



**Keegan White**  
ESTATE AGENTS

456 West Wycombe Road | £465,000





## Features

- Impressive Home
- Kitchen Diner
- Three Bedrooms
- Good School Catchment
- New Boiler
- Close To National Trust Land

The main door leads into an entrance lobby that gives access to the ground floor accommodation. To the rear is the contemporary kitchen diner that has a wide range of storage units above and below the worktops. In addition, there is the oven, gas hobs, extractor fan, stainless steel sink and drainer, newly fitted boiler, twin patio doors and windows to front & rear that lets in plenty of light into the hub of the home. Central to the house is the family bathroom that has a panel bath with overhead shower and shower screen, tiled flooring, WC, and a handbasin with vanity unit below. To the front of the house, are the living areas that have been separated

into two zones by the stairs, and has windows to front and side aspects, and an electric fire. To the first floor are the three bedrooms, all of which are generous in proportions, with no small box room, and all have built in wardrobes.

Externally, there is driveway parking for several vehicles with a landscaped and low maintenance front garden with imitation lawn. A side gate leads to the rear garden that has a terrace immediately to the rear of the house, ideal for dining and entertaining, with steps up to the lawn, patio and garden shed.



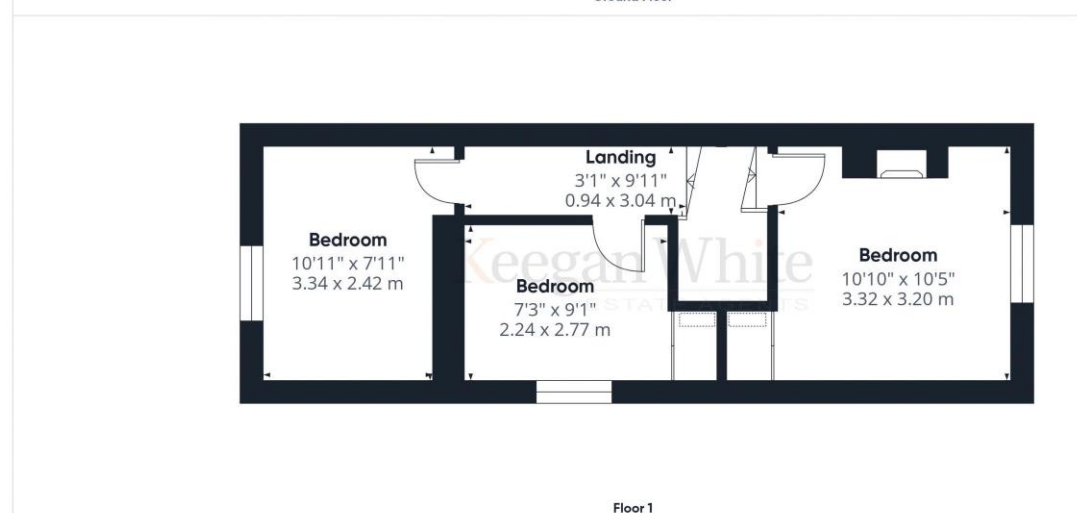
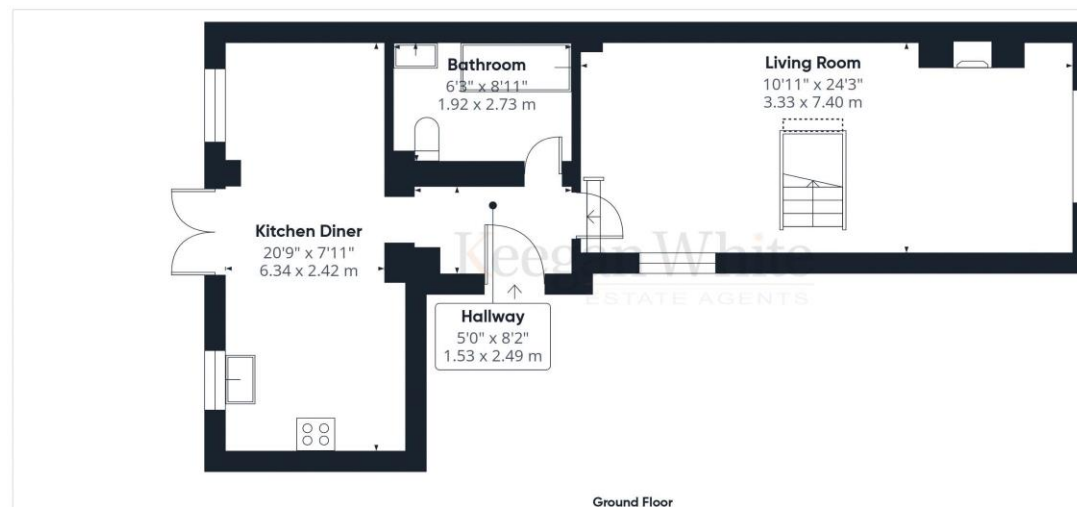
Located to the west side of High Wycombe, and only a short walk away from the popular National Trust Dashwood Estate, the famous Mausoleum, Golden Ball, West Wycombe Caves, and the historic village of West Wycombe beyond in the stunningly beautiful Chiltern countryside. Within easy access to High Wycombe Town centre offering rapid access into London Marylebone (under half an hour on the fast trains), as well as excellent road links with the M40 and M25 that provide access to other motorway networks and London Heathrow. With this appeal, there has been much public and private

sector investment in the town over recent decades, with a brand new state of the art sports centre at Handy Cross (M40 Junction 4), the Eden Centre that provides a host of leisure facilities and many popular retail outlets and The Swan Theatre.

Additional Information:  
Council tax Band: D  
Energy Performance Rating: D







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Approximate total area<sup>(1)</sup>

851 ft<sup>2</sup>

79 m<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>

0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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