



**Keegan White**  
ESTATE AGENTS

8 Greenwich Drive | £485,000



## Features

- No Onward Chain
- Four Bedroom Townhouse
- Guest WC and Ensuite Shower Room
- Open Plan Kitchen, Dining and Living Room
- Parking for Two Cars
- Walking Distance to Town Centre and Local Amenities

The front door opens into the entrance hallway with stairs rising to the first floor and provides access to the remainder of the ground floor accommodation. To the front is the guest WC with window to front aspect. To the rear is the impressive living area with twin patio doors that lead out into the back garden that has a side gate leading to the parking spaces. The kitchen has a range of high gloss base and eye level storage units, with Bosch; integral dishwasher, fridge/freezer, induction hob with overhead extractor fan & oven below, and in addition, the quartz kitchen worktop extends to form a functional breakfast bar. The rear section of the room provides plenty of light and there is room for a dining table and sofa suite, with patio doors onto the garden.

To the first floor are two double bedrooms, one of which could be used as an additional sitting room or office and the other includes an ensuite shower room with bay window overlooking the front. Stairs rise to the top floor and include loft access from the landing, a modern four piece family bathroom and two further double bedrooms. Externally, the house has a rear garden that is lawned and includes fenced borders with a patio area and path to a wooden storage shed. There is also a side gate giving access to the parking spaces, one of which is covered. There are communal service charges in the region of £235 every six months to keep the estate in its excellent condition.



The Wye Dene development was built in 2011 by Berkeley Homes and forms an impressive development that provides a number of open spaces and parkland within it. The property is a short drive to the east of High Wycombe's town centre and there are a number of retail and leisure facilities at the Ryemead Retail Park and London Road, including a Marks & Spencer Simply Food, Tesco Express, Lidl and Starbucks within a short walk. To the west is Kingsmead Park and to the east is the Rye Park, both of which provide numerous clubs, including cricket, tennis, netball, bowling, rugby and outdoor swimming at the Wycombe Lido. High Wycombe has been subject to significant public and private re-development over recent years to provide a host

of retail, hospitality and entertainment venues. For commuters the location is ideal for both rail and road users. The mainline railway station has fast trains reaching London Marylebone in under half an hour and is within a 25minute walk and for the road users, Junctions 3 & 4 of the M40 provide access to the M25 network, with London Heathrow Airport just beyond.

Additional Property Information (to be verified by a solicitor)  
Energy Performance Rating: C (78)  
Council Tax Band: D  
Community Service Charge: £235 every six months.





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