



Keegan White
ESTATE AGENTS

35 Watchet Lane | £550,000



Features

- 1930 Semi-Detached House
- Kitchen Diner
- Sitting Room
- Three Bedrooms
- Bathroom
- Views To Rear

The front door opens into the entrance hall with window to side aspect and stairs rising to first floor, the living room has bay window to front and to the rear is a fully equipped and contemporary kitchen diner that has integral dishwasher and an induction hob with overhead extractor fan. with a side door leading to an external lean-to that houses the boiler, washing machine and tumble dryer. The first floor landing has loft access and gives access to the three bedrooms and the modern bathroom. The master bedroom has

fitted wardrobes with mirror sliding doors.

Externally, there is driveway parking for several vehicles and a car port. The rear garden is landscaped and has views to the rear.



This traditional Chiltern village has a Common at its centre, with a host of local stores, shops and public houses. The schools are a major draw to the area with Holmer Green First, Junior and Senior Schools maintaining good standards of education. The Holmer Green Sports Association provides Squash and Racquetball facilities, as well as being a social hub, running numerous activities throughout the year. The village itself is located between the towns of High Wycombe and Amersham both of which offer train links into London. There are a good range of local amenities within walking distance including a

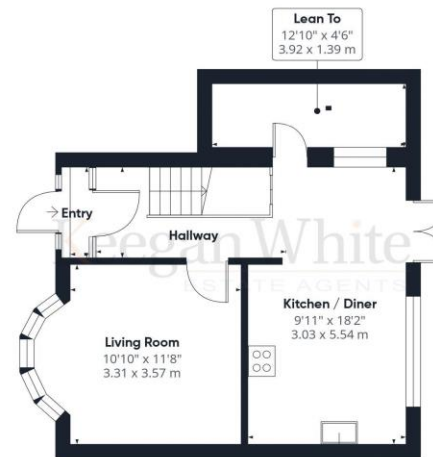
pharmacy, hair and beauty salon, local Spar convenience store and greengrocer, as well as good bus routes to High Wycombe and Amersham offering a wider range of High Street retailers and supermarkets.

Additional Information:

Council Tax band E

Energy Performance Rating: EPC D (67)





Ground Floor



Floor 1

Keegan White
ESTATE AGENTS

Approximate total area[®]
801 ft²
74.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Keegan White Ltd. in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Keegan White Ltd. has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Keegan White Ltd. is a limited company registered in England & Wales with company number 9726292. Our registered office is 102-104 High Street, Great Missenden, Bucks, HP16 0BE

33-35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

Keegan White
ESTATE AGENTS