



Keegan White
ESTATE AGENTS

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20A Maybrook Gardens | £650,000



Features

- No Onward Chain
- Four Double Bedrooms
- Downstairs Shower Room
- South Facing Garden
- Large Garage
- Boiler & Utility Room

The front door opens into a spacious entrance hallway that provides access to all ground floor rooms. To the front is a kitchen diner that is well equipped with a wide range of storage units, electric oven and hob, overhead extractor fan, plumbing for washing machine and dishwasher and an integrated fridge & freezer. To the rear are the lounge that has bay windows overlooking the back garden and the dining room that has French doors leading out to the patio terrace and gardens. In addition to the ground floor is a large shower room with a shower cubicle, WC, handbasin, bidet, heated towel rail, and window to side aspect. Adjacent to this is a

utility room that also houses the boiler and provides some useful additional storage that every home needs. Beyond this is a further storage cupboard and the integrated garage. To the first floor are four double bedrooms that all have their own built in wardrobes, and the family bathroom which comprises of a panel bath with overhead shower and shower screen, WC, handbasin, bidet, heated towel rail, and window to side aspect. Externally, there is driveway parking for several vehicles, width for a side extension, subject to planning permission, and to the rear is a wide and south facing garden that is fenced to borders.



Maybrook Gardens is one of the cul-de-sacs located off Amersham Hill, a highly desirable location just to the north of High Wycombe's town centre. The house is tucked away in a corner, providing a tranquil setting in this no through road. The Royal Grammar School, the railway station, and the town centre along with its host of retail, hospitality, leisure and recreational facilities are all within walking distance. At the heart of the town centre is the Eden Centre, along with the highly regarded Swan Theatre that attracts the top touring shows and A-list standup comedy shows throughout the year. There are an abundance of social, sporting and leisure clubs including Wycombe Wanderers Football Club, as well as High Wycombe's cricket, tennis, bowling, croquet, and rugby clubs to name a few. This

property will appeal to local residents looking to upsize, as well as those relocating to the area to take advantage of the excellent commuting and schooling opportunities. Chiltern Railways and has fast trains that take less than half an hour to arrive in London Marylebone, and for road commuters, there is access to both Junctions 3 and 4 of the M40, with the M25 only seven miles away and London Heathrow Airport just beyond. High Wycombe has a wealth of excellent school for children across all age groups and abilities.

Additional Information::

Council Tax - Band F

Energy Performance Rating - EPC D (56)





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