



Keegan White

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ESTATE AGENTS

463 London Road | £450,000



Features

- No Onward Chain
- Three Double Bedrooms
- Two Reception Rooms
- Period Features with Scope to Improve
- Driveway Parking & Large Garden
- Garden Studio

Approached via a gravel driveway is the front door with porch over and opens into a bright hallway with period features inclusive of chequered tiled floor and stained glass windows. There are two doors leading off the hallway and stairs to the first floor.

The first door opens into the sitting room with bay window overlooking the front of the property and a feature fireplace. An alcove leads through to the dining room where the under stairs cupboard can be found. There are two doors one returning back to the hall and the other leading to the fitted kitchen. The kitchen includes a range of above and below counter units, integrated dishwasher, oven and five burner gas hob with extractor over and a sink with mixer tap beneath the window and door onto the rear garden.

To the first floor are two double bedrooms and a family bathroom comprising of toilet, bath and basin and to the third floor is double bedroom with unfinished ensuite shower room and eaves storage.

The rear garden is a good size and includes established planting and is laid to lawn with two seating areas, a greenhouse, shed, side access to the front of the property and a studio attached to the rear of the house. The brick built studio was used as such with a vaulted ceiling and includes a sink with drainer in fitted units with space and plumbing for a washing machine.



The house is within a short walk of public transport links, local shops, a retail park including an M&S Food and primary schools. The station and town centre are just under a mile and a half away providing extensive facilities within the Eden shopping & entertainment complex, the Wycombe Swan Theatre and the Sports & Leisure centre at Handy Cross. Originally a market town, High Wycombe has benefited from significant public and private investment over the years and has become a major regional town. Two of the key reasons for people moving to the area are for its commuter benefits, with the fast trains reaching Marylebone in under half an hour, proximity to the M40 & M25.

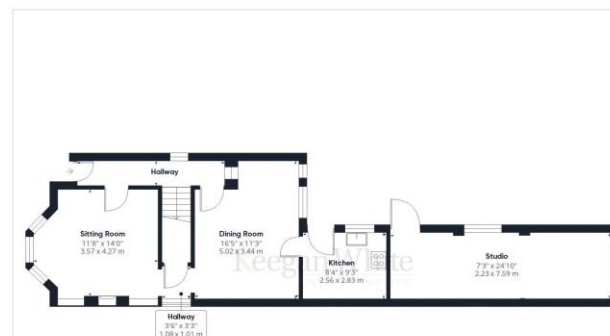
Secondly, the area has a wealth of excellent primary and secondary schools, and three well regarded Grammar Schools.

Property Information (to be verified by your solicitor)

EPC Rating: E (50)

Council Tax Band: C





Ground Floor



Floor 1



Floor 2

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Approximate total area^m

1317 ft²
122.3 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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