



Keegan White
ESTATE AGENTS

80 Everest Road | £425,000



Features

- No Onward Chain
- Previously Extended
- Large Garage/Workshop
- Parking To Rear
- Well Presented
- Four Piece Bathroom Suite

The front door opens into the entrance hall that has window to side aspect and stairs rising to the first floor. The living room has bay window to front and is open plan to the dining room that has twin glazed doors that lead into a study/playroom. An archway leads into the large kitchen is bright with windows to side and rear, along with the back door to the garden. The kitchen has a wide array of storage units above and below the worktops, with oven, gas hob, extractor fan, sink and drainer, and with the exception of one wall, that needs redecorating, is on good order. To the first floor, the

master bedroom has bay window to front and built in wardrobes, the second double bedroom and the single bedroom also have fitted wardrobe units. The modern four piece bathroom suite has a window to rear aspect and has a panel bath, separate shower cubicle, hand basin, WC, and heated chrome towel rail. Externally, there is on street parking to front, and off road parking for three cars to the rear, where the huge garage is located. There is side access to the rear garden which is low maintenance with patios, two brick sheds, and the garden office.

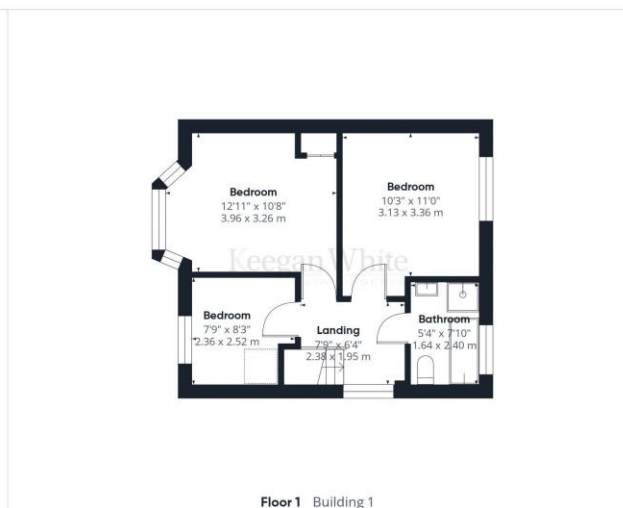


Everest Road is located in Totteridge, a suburb to the east side of High Wycombe. The property is within walking distance of a number of local amenities including a small parade of shops, and Highcrest Academy secondary school. High Wycombe is a vibrant market town that offers a wide range of facilities including the Eden Centre with a wide range of retail, leisure, hospitality and entertainment venues to suit all, along with the ever popular Wycombe Swan Theatre. Using a couple of shortcut footpaths, the mainline Chiltern Railway station is

within a 20 minute walk, and has fast trains that take less than half to get into London Marylebone. For road commuters, Junction 3 and 4 of the M40 are easily accessible, with the M25, London Heathrow Airport to the east, and Oxford to the West.

Additional Information
Council Tax band: C
Energy Performance Rating: EPC D (67)





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Approximate total area[®]
1562 ft²
145.1 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.

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