



Keegan White
ESTATE AGENTS

42 Mendip Way | £325,000



Features

- Freehold House
- Two Double Bedrooms
- Kitchen / Diner
- Guest Cloakroom
- Gas Central Heating
- Walk to Town

The front door leads into the hallway that gives access to the kitchen and the guest cloakroom, with stairs leading up and down to the remainder of the accommodation. The kitchen is of a good size with a window to front aspect. There is plenty of storage above and below the kitchen worktop, with an integral oven, electric hob with overhead extractor, plumbing for washing machine and space for a fridge freezer, with sufficient space for dining table and chairs. To the lower first floor is a double bedroom that has a pleasant, quirky feel to it with a vaulted ceiling, and window to rear aspect. To the

upper first floor is an airing cupboard, the three piece bathroom suite, and a long double bedroom with window to front aspect.

Externally, there are parking bays to front, and there are steps down to the rear garden that has been landscaped to provide a low maintenance, and manageable space. There is external storage below the house and there's a rear side gate that leads to a public footpath, giving a useful shortcut to walk to the town centre.



Mendip way is located in a development off The Pastures, on the borders of High Wycombe and Downley. It is situated close to the National Trust owned Downley Common, which serves as a gateway to hundreds of acres of beautiful Chiltern countryside and woodland. Local amenities are close at hand with two local parades of shops and additional convenience stores, and a very well regarded primary school and secondary school within walking distance. High Wycombe town centre is easily accessible and offers a more extensive range of amenities including a shopping centre, many restaurants and bars and a mainline railway station offering a connection to London Marylebone

in under 25 minutes. High Wycombe is also excellent for road commuters, being in close proximity to Junctions 3 & 4 of the M40 motorway, with access to the M25 about seven miles away and Heathrow Airport just beyond.

ADDITIONAL INFORMATION

Council tax band: C

Energy Performance Rating: EPC rating: C (72)

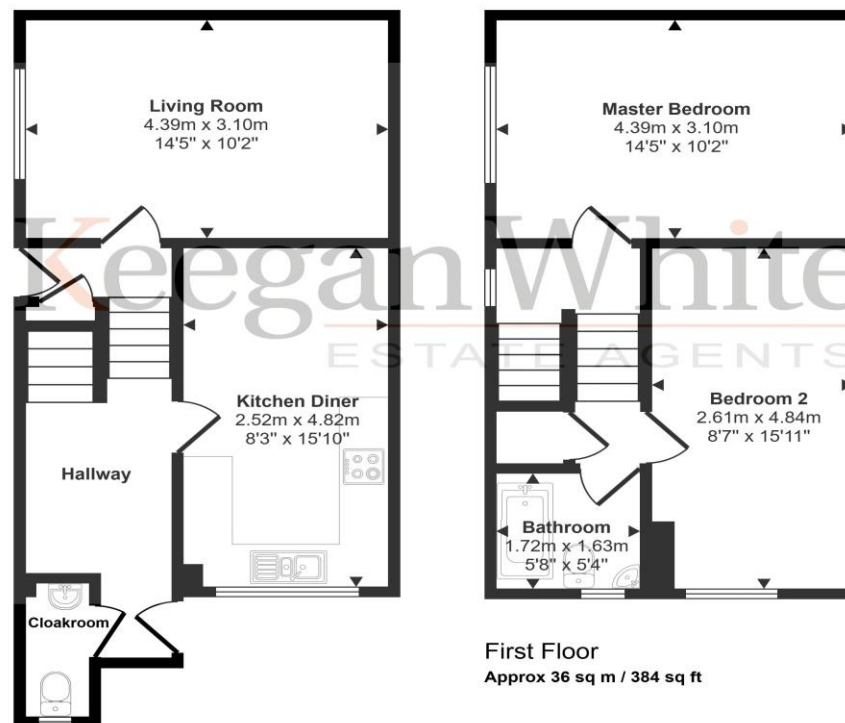
Tenure: Freehold

Heating: Gas Central Heating





Approx Gross Internal Area
74 sq m / 798 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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