



Keegan White
ESTATE AGENTS

44 New Road | £540,000



Features

- Extended Semi-Detached House
- 4/5 Bedrooms
- Large Kitchen Diner
- Downstairs Shower Room
- Guest Cloakroom
- Very Well Presented

The front door opens into the entrance hallway that has a storage cupboard, guest cloakroom and stairs rising to the upper floors. There are two sitting areas, from what was originally a separate lounge and dining rooms, and beyond this is an expansive kitchen diner with bi-fold doors leading out to the garden. The kitchen itself is stunning, with quartz worktops to that a wide range of storage above and below, along with integrated appliances including gas hob with overhead extractor fan, dual oven, dishwasher and washing machine. In addition, there is a downstairs study/bedroom that has an adjoining ensuite shower room. To the first

floor, there are three good sized bedroom and a gorgeous bathroom suite. Stairs rise to the second floor, where there is another double bedroom that has fitted wardrobes and velux windows to the rear. Externally, there is block paved driveway parking to the front, with gated side access to the rear. The back garden has been very well maintained with fencing and planting to the borders, and a pathway that leads to the far end of the garden that has an elevated and covered seating area (which could be enclosed if needed) for dining and entertaining. Adjacent to this is a garden office that has power and lighting.



New Road is located to the west side of High Wycombe and as such the house is ideally located for those who work in High Wycombe, as well as commuters given the ease of access to the M40 at Junction 4. In addition, the well regarded Chiltern Railway line provides non-stop fast trains to London Marylebone in under half an hour. There are schools and local amenities within the vicinity and access to wonderful Chiltern countryside walks. The town itself has been evolving over the last few years with significant public and private sector investment. The Eden Centre provides all for those in need of some retail therapy, as well as excellent entertainment with the multiplex cinema, bowling

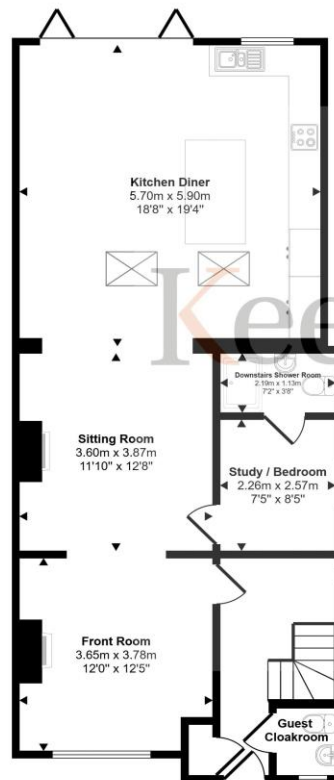
and a plethora of quality restaurants and bars. The Swan Theatre is a major draw for people within the town and those farther afield, with a packed annual calendar of events. A fantastic new sport and leisure centre opened in 2016, with activities for all including a daunting rock climbing wall, racket courts, and an Olympic sized swimming pool with spa treatments.

Additional Information:
Council Tax: Band D
Energy Performance Rating: EPC C (77)

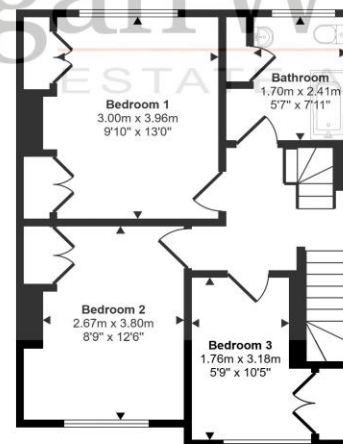




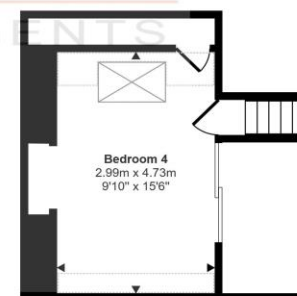
Approx Gross Internal Area
157 sq m / 1692 sq ft



Ground Floor
Approx 83 sq m / 890 sq ft



First Floor
Approx 49 sq m / 528 sq ft



Second Floor
Approx 25 sq m / 274 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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