



Keegan White
ESTATE AGENTS

8 Hamilton View | £425,000



Features

- 3 Bedroom Townhouse
- Straight Move-in
- Modern Kitchen
- Bathroom and Ensuite
- Garden & Parking
- Walk To Town

The main front door opens into the hallway that gives access to the remainder of the ground floor accommodation and has under stairs storage. The kitchen has storage units above and below the worktop with integrated appliances including a NEFF oven and induction hob, a fridge/freezer, a dishwasher and space for a washing machine. There is a window in front of the sink & drainer, and the boiler is housed in a corner cupboard. To the rear is a large lounge diner that has twin patio doors that lead out to the garden, and finishing off the ground floor is the guest cloakroom. To the first floor is a large double bedroom overlooking the

back garden, the smallest bedroom which is of a good size with window to front aspect, and a contemporary family bathroom complete with WC, hand basin, bath with overhead shower, extractor fan, and heated towel rail. The top floor landing has an airing cupboard and another storage cupboard, and leads into a large double bedroom that has an ensuite shower room.

The rear garden includes a patio, a new lawn, storage shed and back gate that leads out to the car parking, where there is allocated parking for one car and additional visitor bays.



Hamilton View is a well regarded small residential development built approximately 10 years ago and is located on Hamilton Road. Schooling in the area is exceptional with the Royal Grammar School for boys located at the top of the hill. Its location is convenient for the amenities in the town centre which is within walking distance. These include The Eden Shopping Centre, Swan theatre, plenty of cafes and restaurants and a mainline railway station linking London Marylebone in under 25 minutes. High Wycombe is a market town with a history of

furniture making and offers excellent road links into London from junctions 3 & 4 of the M40.

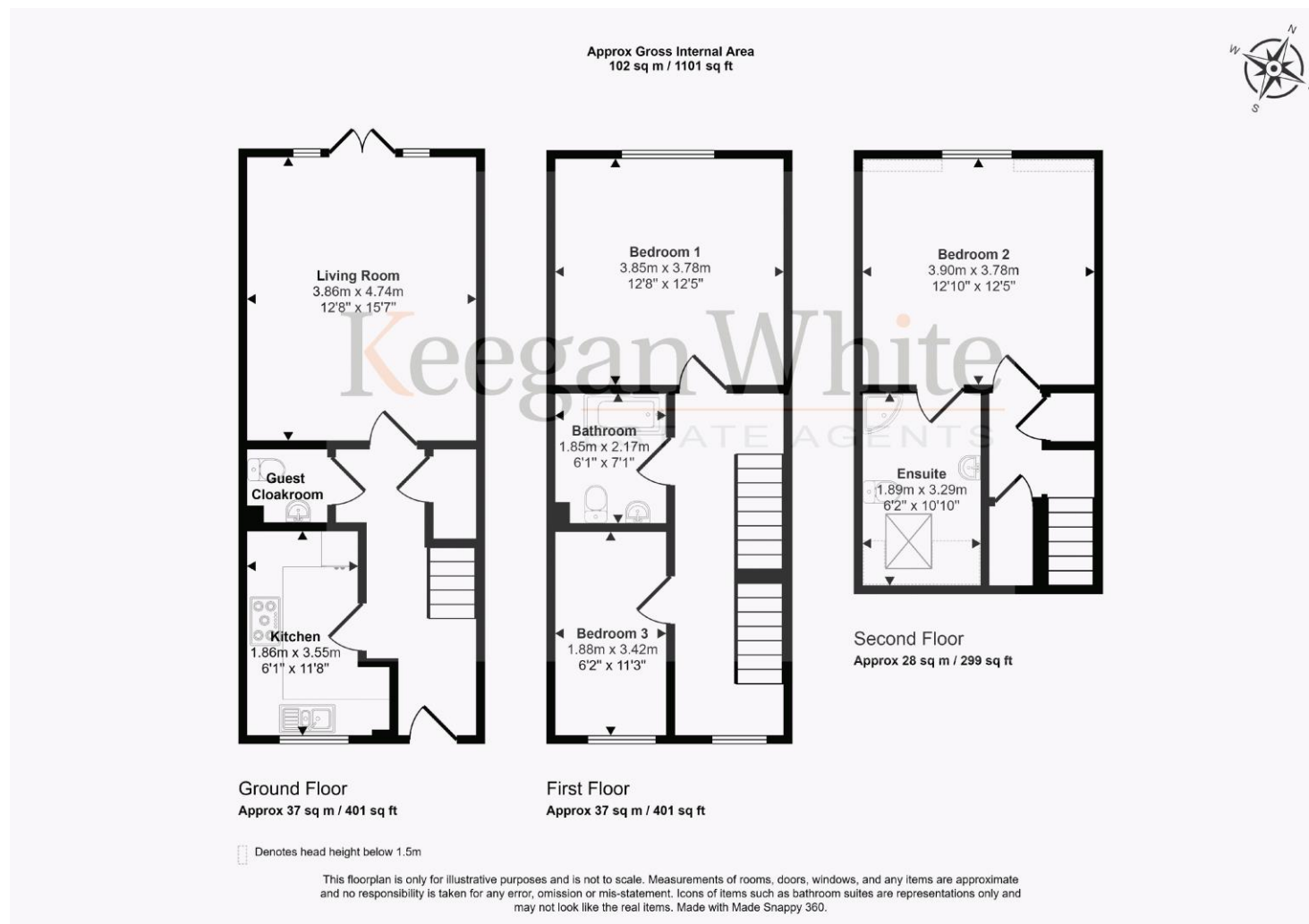
Property information to be verified by a solicitor.

Council Tax: Band D

Energy Performance Rating: EPC B (83)

Service Charge: £542 per annum





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