



Keegan White
ESTATE AGENTS

37 Queen Street | £315,000



Features

- No Onward Chain
- Walk To Station
- End of Terrace
- West Facing Garden
- Two Double Bedrooms
- Resident Permit Parking

The main door opens into the living room, which is divided into two sections by the staircase. To the front is the lounge area, with a shallow bay window to front aspect, and the rear section for dining that has a back door leading out to the garden. At the back of the house is basic, but functional kitchen that has a window to rear aspect, sink & drainer, freestanding oven, washing machine, and a number of storage units above and below the worktop. The first floor landing has loft access, and there is

a double bedroom to front, another to the middle, and the bathroom, that comprises of a shower cubicle, hand basin, WC, and airing cupboard to the rear.

Externally, there is permit (£55 per year + visitor permits at £1.40 for 24 hours) parking on street, and the park garden has a raised patio section, a shed, with a lawn and a range of shrubs and trees.



Queen Street is a popular residential road located in Totteridge, and is within a 1/4 of a mile from the railway station and the town centre. High Wycombe is a busy market town within the Chiltern Hills, therefore open countryside is never far away. Within the town centre, there are a host of retail, leisure, hospitality and entertainment venues, along with the University and hospital. The railway station provides regular and reliable service into London Marylebone in under half an hour, and for road commuters, the town has Junctions 3 and 4 of the

M40 that give access to London, Oxford, the M25 and London Heathrow Airport beyond.

Additional Information to be verified by solicitor:

Council Tax: Band C

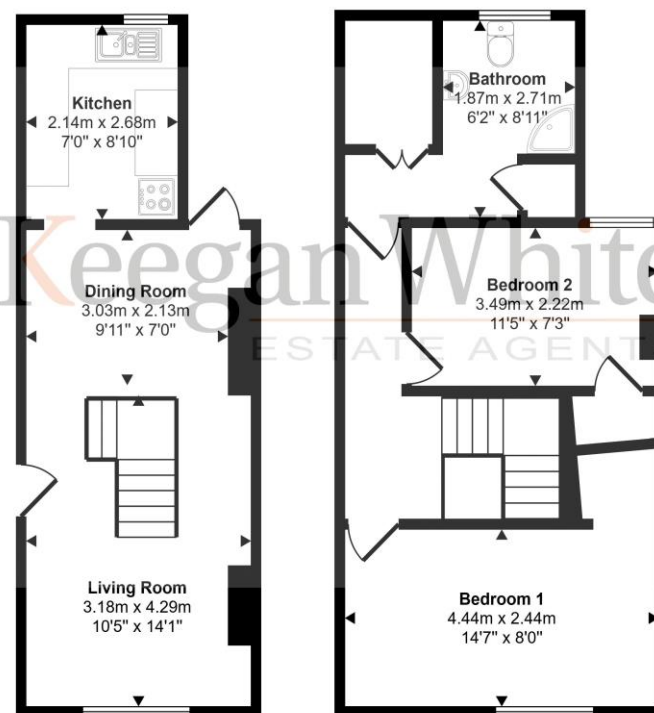
Energy Performance Rating: EPC 60 (D)

Heating: Gas Central Heating





Approx Gross Internal Area
66 sq m / 707 sq ft



Ground Floor
Approx 27 sq m / 291 sq ft

First Floor
Approx 39 sq m / 417 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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