



**Keegan White**  
ESTATE AGENTS

373 London Road | £325,000





## Features

- Period Property
- No Onward Chain
- Two Reception Rooms
- Gas Safety & EICR in Place
- Rear Parking x 2 Cars
- EPC Rating C (69)

The front door opens into the sitting room that has a feature fireplace, window to front, and original wood flooring that goes into the centrally positioned dining room that has a window to rear and understairs storage. The galley kitchen has ceramic tiled flooring, a range of base and eye level storage units, laminate worktops, and a stainless steel sink and drainer that's in front of the window to side aspect. In addition, there is the side door to the garden, and the appliances, that include a freestanding oven with gas hob, overhead extractor fan, washing machine and dishwasher are included. To the rear of the ground floor is the family bathroom that has ceramic tile floor, windows to side aspect and comprises of a four piece

suite with a panel bath, shower cubicle, WC, and hand basin. To the first floor, there is a double bedroom with built in storage cupboard with window to front, a second double bedroom that also has built in wardrobe with window, and this gives access through to the 3rd bedroom that has a window to the rear.

Externally, there is pedestrian access and a small front garden that has laurel bushes that offer privacy from the road. The rear garden has a patio, with a few steps that lead up to a lawn with a shed to the rear. A back gate opens to parking spaces for two cars on the service road that is accessed off Hatters Lane.





The house is within a short walk of local shopping and schools, as well as the east end of the wonderful Rye Park. The station and town centre are just over a mile and a half away providing extensive facilities within the Eden shopping & entertainment complex, the Wycombe Swan Theatre and the ultra contemporary Sports & Leisure centre at Handy Cross. Originally a market town, High Wycombe has benefited from significant public and private investment over the last 15 years and has become a major regional town. Two of the key reasons for people moving to the area are for its commuter benefits,

with the fast trains reaching Marylebone in under half an hour, as well as it's proximity to the M40 & M25. Secondly, the area has a wealth of excellent schools, with Highcrest Academy within a short walk.

#### Additional Information

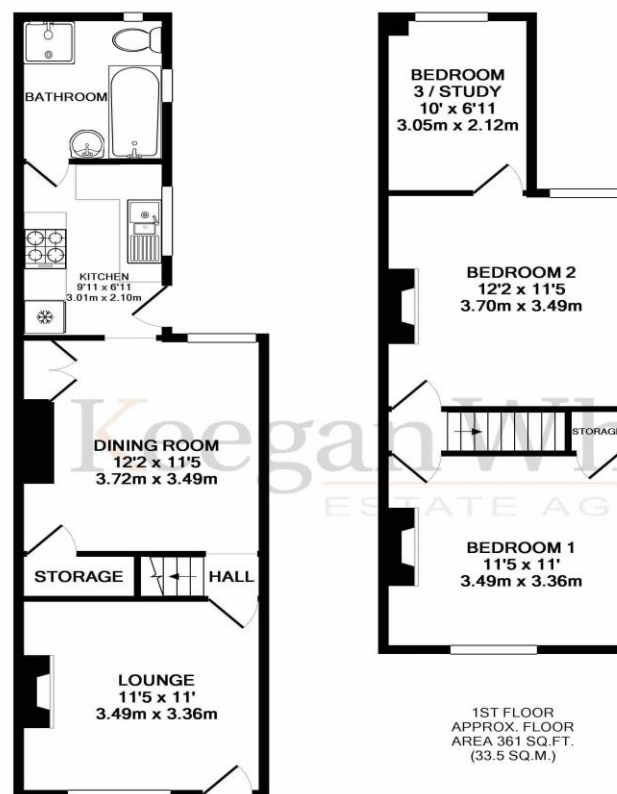
Council Tax: Band C

Energy Performance Rating: EPC C (69)

Gas Central Heating with Valid Gas Safety Certificate to April '26.

Electrical Installation and Condition Report (EICR) valid to October '26





TOTAL APPROX. FLOOR AREA 772 SQ.FT. (71.7 SQ.M.)

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