



Keegan White
ESTATE AGENTS

24 Queen Street | £585,000



Features

- Three Double Bedrooms
- Wood Burning Stove
- Guest Cloakroom
- Bathroom and Ensuite
- Garage & Utility
- Garden Office

Upon entering the property you are welcomed by a bright entrance hallway that has stripped oak flooring that runs through the majority of the ground floor. With a window to front aspect the kitchen has undergone a contemporary refit providing an array of storage units above and below the wooden worktop, 1 1/2 stainless steel sink and drainer with mixer tap, and a separate filtered drinking water tap, integrated dishwasher, oven with gas hob and overhead extractor, space for a large fridge freezer, and tiled splashbacks. The lounge and dining room has triple aspect with a log burner and bi-fold doors that lead out to the garden. There is also a small second reception room, which could be used as a study, or playroom, and

has an integral door that leads into the garage. The garage also houses the Vaillant boiler and Megaflow system that were installed in 2019, and has plumbing for a washing machine. Also off the hallway is the guest cloakroom and the stairs rising to the first floor. Here, you will find three large bedrooms (no small box room!), with the master bedroom having an ensuite shower room and a balcony, as well as the super modern family bathroom suite. Externally, there is off-street parking for two cars (plus one in the garage if needed), and gated side access to the back garden. The garden is landscaped, with patio lawn and has a versatile garden room that has power, lighting, insulation, and internet connectivity.



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:

Council Tax: Band D.

Energy Performance Rating: EPC D (67).

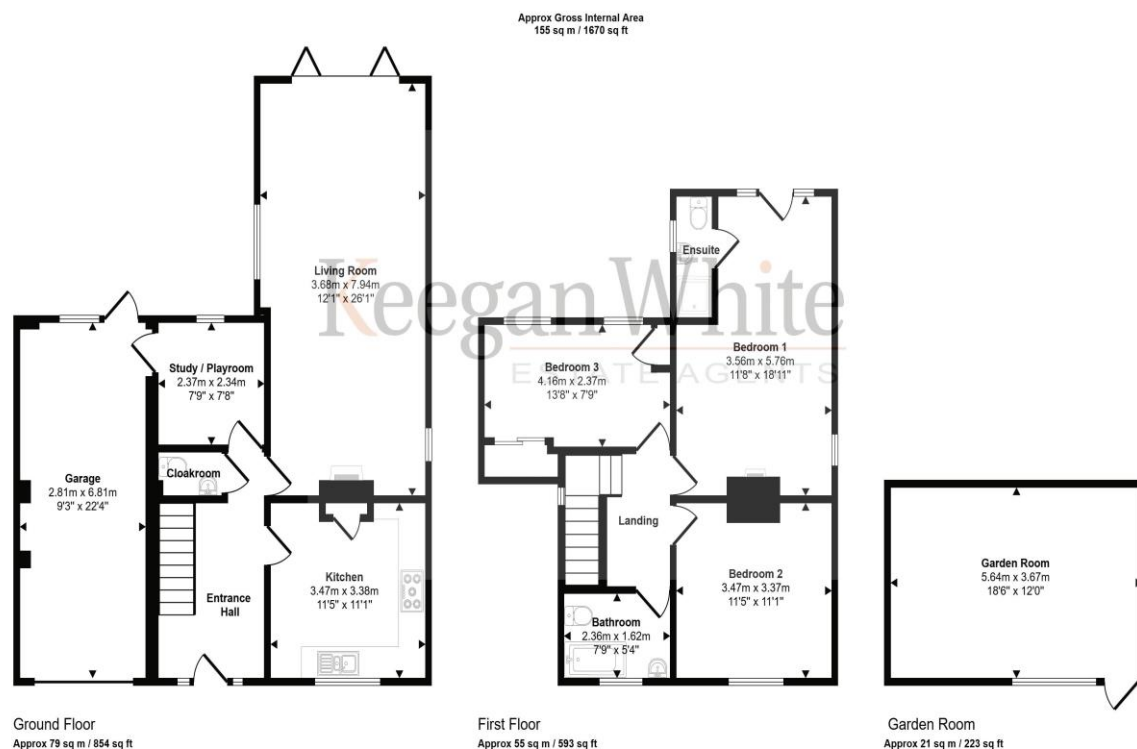
Heating: Gas Central Heating.

Hot Water: High Pressure Megaflow System Water.

Softener and Filtered Drinking water installations.

Fibre Broadband.





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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35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

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