



Keegan White
ESTATE AGENTS

3 The Chimes | £525,000



Features

- Detached House
- Four Double Bedrooms
- Bathroom and Ensuite
- Utility & Guest Cloakroom
- Garage
- Peaceful Location

The front door opens into the entrance hallway that gives access to all rooms and has the stairs rising to the first floor. The kitchen windows overlooking the front gardens, and is fitted with a good range of base and eye level storage units, with sink and drainer, oven, gas hobs, overhead extractor fan, and plumbing for the dishwasher. There is a utility room off the kitchen that also houses the boiler, and there's a side door leading out to the garden. Behind this is the guest cloakroom, with the lounge and dining rooms to the rear. Finishing off the ground floor is a centrally positioned study, or playroom, that has window to side aspect. The first floor landing feels spacious, has loft access, an airing cupboard and gives access to the

modern bathroom suite and the bedrooms. Not many four bedroom houses have four double bedrooms, with most there's a compromised small 4th bedroom. Not here. All four bedrooms are doubles, with the master bedroom also having fitted wardrobes and an ensuite shower room.

Externally, There is driveway parking to the front of the garage, with a sweeping lawn that could be utilised for further parking, if desired. A side gate leads down to the rear garden that has a secluded dining patio area, with a few steps that lead onto the lawn with flowers and shrubs to the fenced borders.



The chimes is a small development located at the end of a quiet cul-de-sac that is within a 20 minute walk of the town centre. it is a popular residential location and relatively close to Junction 4 of the M40 motorway, along with the schools at Handy Cross and in Cressex. High Wycombe itself is a vibrant market town with a extensive retail shopping, restaurants, leisure and recreational facilities in the Eden Centre and is home to the ever popular Swan Theatre.

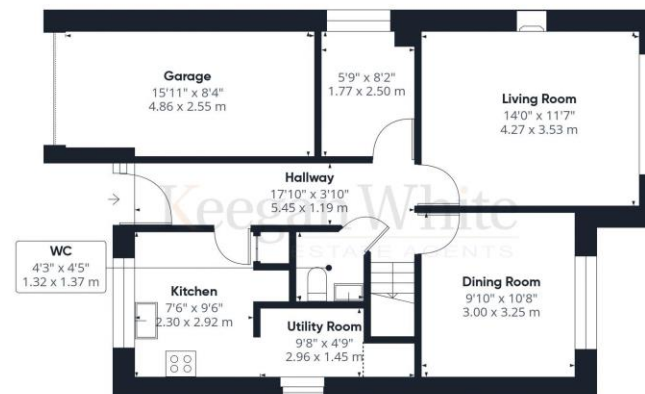
The area has a wealth of schooling, notably the Royal Grammar School, and John Hampden Grammar School for boys and Wycombe High School for girls.

Additional Information:

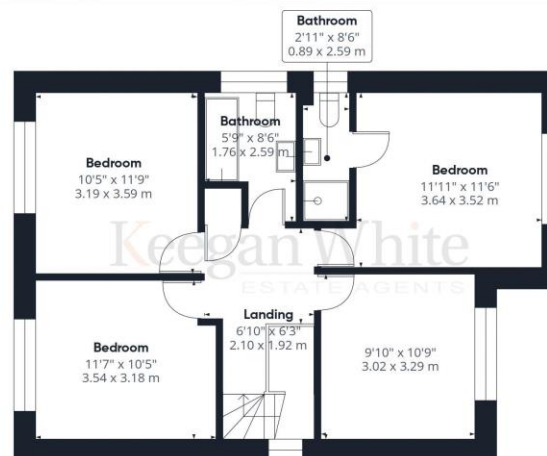
Council Tax band: F

Energy Performance Rating: EPC D (66)





Ground Floor



Floor 1

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Approximate total area^m

1319 ft²
122.5 m²

Reduced headroom

8 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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