



Keegan White
ESTATE AGENTS

57 Green Road | £540,000



Features

- 100ft Rear Garden
- Large Garage and Utility Room
- Annually Serviced Boiler
- Underfloor Heating to Sunroom
- New Roof 2023
- Underfloor Heating to Bathroom

The entrance hallway has stairs rising to the first floor and has a range of convenient drawer units below, along with an understairs storage cupboard. To the front is a bright sitting room that has a gas fire and bay windows that have fitted blinds. The dining room is of a good size and has a doorway through to the sunroom that has patio doors leading out to the garden. The kitchen is modern with integrated Neff oven, a five burner gas hob, plenty of storage above and below the worktops, a stainless steel sink and drainer with window to side access and plumbing for a dishwasher below. Having been extended in the past, at the far end of the kitchen is a small lobby area with a door opening into the guest cloakroom. To the first floor is a contemporary bathroom suite with window to rear, two double bedrooms with the larger

bedroom having bay window to front aspect. The single bedroom is small and would be suitable for a nursery, or study. Historically, this room was formerly the bathroom, and could quite easily be reinstated if a larger third bedroom is preferred by the new owner, by then using the existing bathroom as the third bedroom. Houses of this design have benefited from loft conversions and there is potential for this property to benefit from the same. Externally, there is a front gate with lawn garden to front and driveway that leads down the side of the house, where the large garage that also has a separate utility room behind it. The back garden is in the region of 100ft and has a patio immediately to the rear of the house, with extensive lawns, shrubs all around. At the far end is a vegetable patch with a greenhouse and garden shed.



Green Road, located in Terriers, is a sought after location that is about a mile to the north of the town centre. The property is within walking distance of The Royal Grammar School for boys and has local amenities very close by. National Trust owned countryside providing many miles of public footpaths through the Chiltern Hills is a short walk away. High Wycombe offers extensive facilities including the Eden shopping and entertainment complex, the Wycombe Swan Theatre and the ultra contemporary Sports and Leisure Centre at Handy Cross. Two of the key reasons for people moving to the area are for its commuter benefits, with the fast trains reaching Marylebone in under twenty five minutes, and popular also with road commuters given the proximity to the M40

and M25. Secondly, the area has a wealth of excellent schools, from brilliant Ofsted primary schools, to the highly regarded Wycombe High School for Girls, as well as John Hampden Grammar School and The Royal Grammar School for boys.

Additional Information:

Council Tax Band: D.

Energy Performance Rating: EPC D (63).

Gas Central Heating: Worcester Bosch Boiler that is annually serviced.

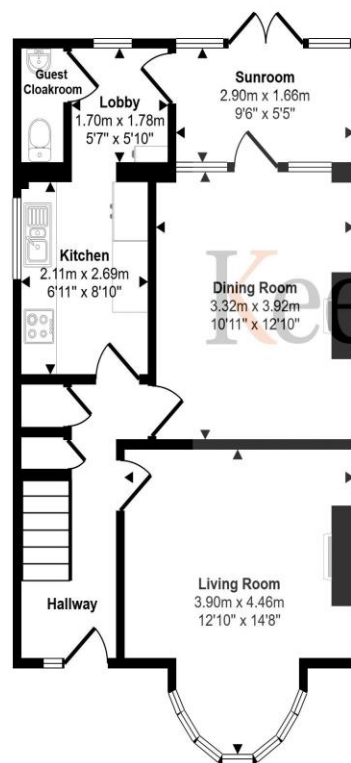
Underfloor Heating to: Sunroom and Bathroom.

Scope for extension subject to planning permission: To side, rear and loft.

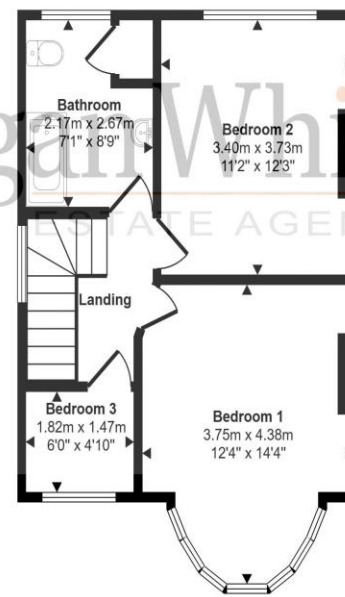




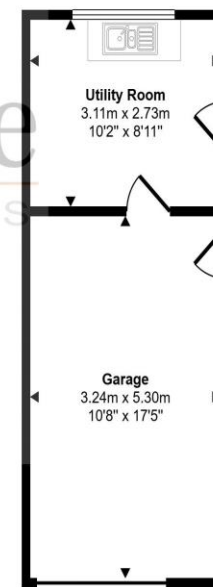
Approx Gross Internal Area
120 sq m / 1289 sq ft



Ground Floor
Approx 52 sq m / 561 sq ft



First Floor
Approx 42 sq m / 448 sq ft



Outbuilding
Approx 26 sq m / 280 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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