



Keegan White
ESTATE AGENTS

9 Mylne Close | £385,000



Features

- Complete Chain
- No Through Road
- Three Storey Accommodation
- Gas Central Heating
- Two Ensuities
- Balcony With Views

The front door opens into the hallway that has stairs rising to the first floor, a double bedroom and a guest cloakroom that could quite easily be combined with the adjacent cloaks closet to create a shower room. To the first floor is the living room that has a southerly aspect, with a window and patio doors that lead out to the balcony that has views across the valley. To the rear is a dining room that has a large pantry, patio doors to the back garden, and an open archway into the kitchen. Although compact, the

kitchen provides a range of base and eye level storage units, fridge freezer, electric hob with oven below and overhead extractor fan, laminate work top with tiled splashbacks, sink and drainer, and a window to rear aspect. The top floor has two double bedrooms each having their own ensuite bath/showroom. Externally, there is driveway parking to the front, with gated side access to the back garden that has steps up to the patio and lawn area.



Myln Close is a cul-de-sac that enjoys the best of both worlds being located between the bustling town of High Wycombe and the semi-rural village of Downley. The west side of Wycombe's town centre is within a fifteen minute walk of the house, giving access to a vast array of facilities including the Eden shopping and entertainment centre, the Swan Theatre and a generous offering of pubs, bars and restaurants. With history in manufacturing furniture, High Wycombe remains a strong area for business and industry with two main industrial estates which enjoy the benefits of the positioning of the town which has

access to Junction 3 & 4 of the M40, with the M25 only 7 miles away and Heathrow Airport just beyond. High Wycombe is not just an ideal commuter town with its regular fast trains that get to Marylebone in under half an hour but it also has superb schooling which attracts home movers from all over the south east of England.

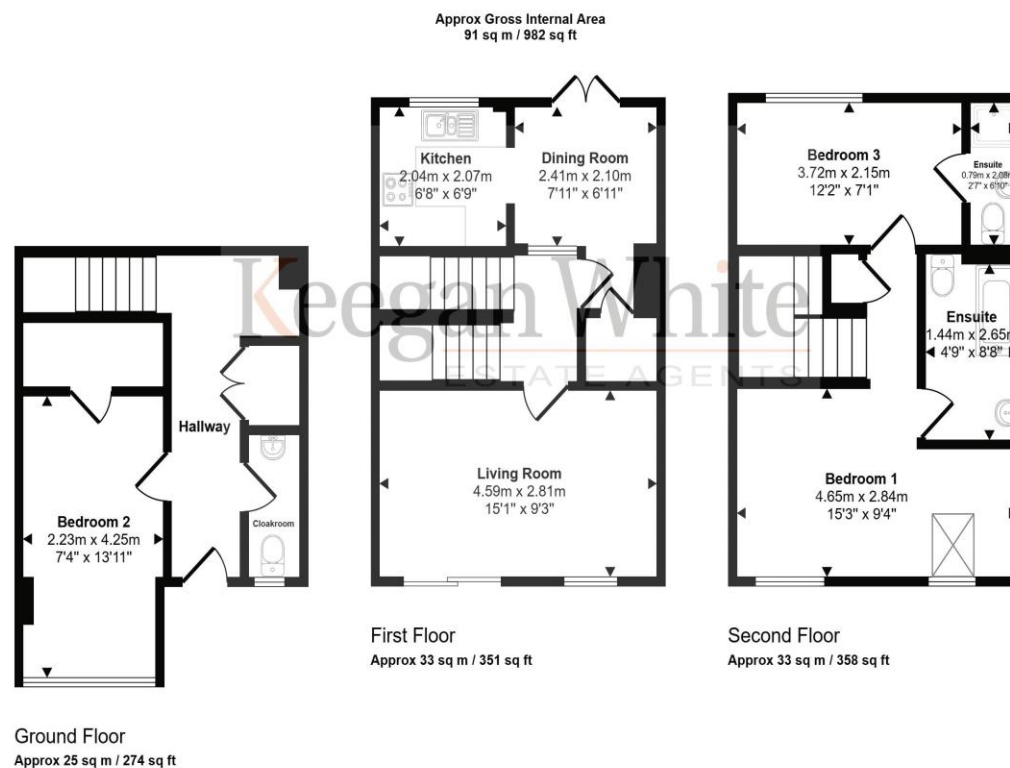
Additional Information:

Council Tax: Band D

Energy Performance Efficiency: EPC C (71)

Gas Central Heating





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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