



Keegan White
ESTATE AGENTS

3 Principle House | £260,000



Features

- Ground Floor
- Private Front Door
- Gas Central Heating
- Floor Area 72 Sqm
- EPC Rating C (72)
- No Onward Chain

The front door opens into the open plan kitchen and living area with plenty of space for a sofa suite and dining table and a window to front aspect. The kitchen is modern and fitted with plenty of cupboards and drawers above and below the worktop that has the sink and drainer, along with the hob and extractor fan with oven below. A hallway leads to the two relatively large bedrooms with the larger having a built in wardrobe. The bathroom is a modern three piece suite with a panel bath that has a shower screen and overhead shower, a WC, handbasin and extractor fan.

At the end of the hallway are two storage cupboards, with the larger one housing the boiler that provides the gas central heating. A door leads out into a communal hallway with communal gardens and the allocated car parking bay that comes with the property.

Kingshill Grange is a modern development that has a couple of children play areas and a standout feature being a private and very large field that's ideal for fitness, dog walking and for the children to burn their energy!



Located to the north of High Wycombe, Kingshill Grange forms a link to the villages to the north side of High Wycombe which offer plenty of local facilities and open land. High Wycombe town centre is just to the South and offers a greater range of amenities including the Eden Shopping centre, Swan Theatre, many pubs, restaurants and coffee shops as well as a cinema and bowling alley. The mainline railway station links London Marylebone in under 25 minutes. Junctions 3 and 4 access to the M40 are a 12 minute drive. Kingshill Grange combines the beauty of the villages with the convenience of the town.

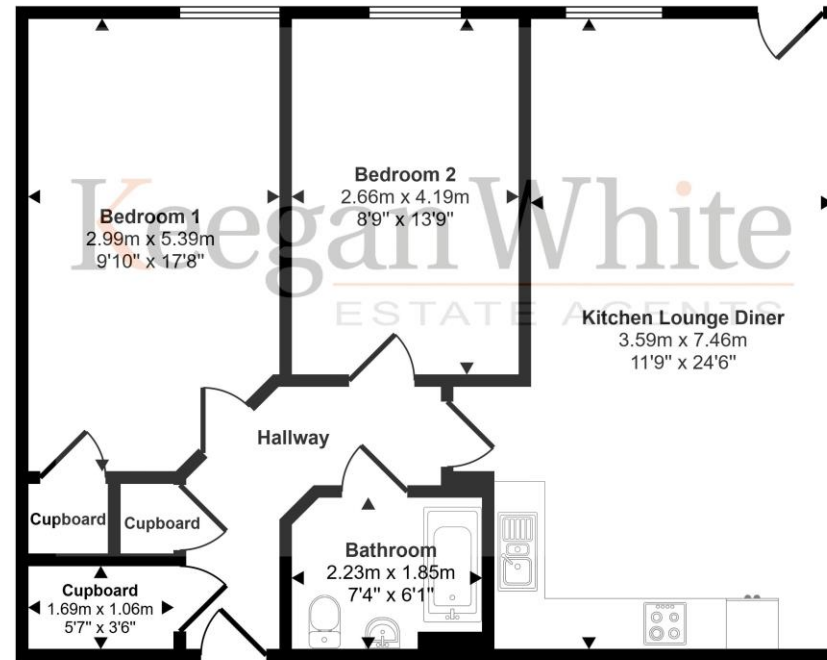
Additional Information to be verified by solicitor:

Council Tax: Band C.
Energy Performance Rating: EPC C (72).
Lease Term Remaining: 110 years.
Service Charge: £1,966 pa / 164 pcm.
Ground Rent: £0.00 (no ground rent).
Gas Central Heating.





Approx Gross Internal Area
72 sq m / 770 sq ft



Floorplan

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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