



**Keegan White**  
ESTATE AGENTS

15 Norwood Road | £325,000



## Features

- Freehold Tenure
- Semi-Detached
- Structural Issues
- Need Full Refurb
- Good Location
- No Chain

The front door opens into the hallway that has stairs rising to first floor, with an under-stairs storage cupboard. There is a guest cloakroom to the front, which is adjacent to the downstairs bathroom that has a window to side aspect. To the rear, there is a dining room that has a cupboard that houses the relatively new boiler, and a large archway that opens into the sitting room which has a window overlooking the garden. At the back of the house

is a decently sized kitchen that has a range of fitted units, a side door giving garden access and a window overlooking the garden. Externally, there is on street parking to the front, with side access to the back garden that has a garden shed with fencing and wall to borders. The property has evidence of structural issues and needs extensive works inside and out.



Norwood Road is a popular location to the east of High Wycombe in Loudwater, bordering Flackwell Heath and sat between the two towns of High Wycombe and Beaconsfield. There are a good range of leisure & recreational facilities, with Loudwater Sports Club off Derehams Lane, Wycombe Heights Golf Club and Wycombe Rugby Club, close by. The property is within walking distance of Loudwater Combined School which has a good Ofsted rating, and is ideally located for road commuters with Junction three of the M40 within a half mile drive. For

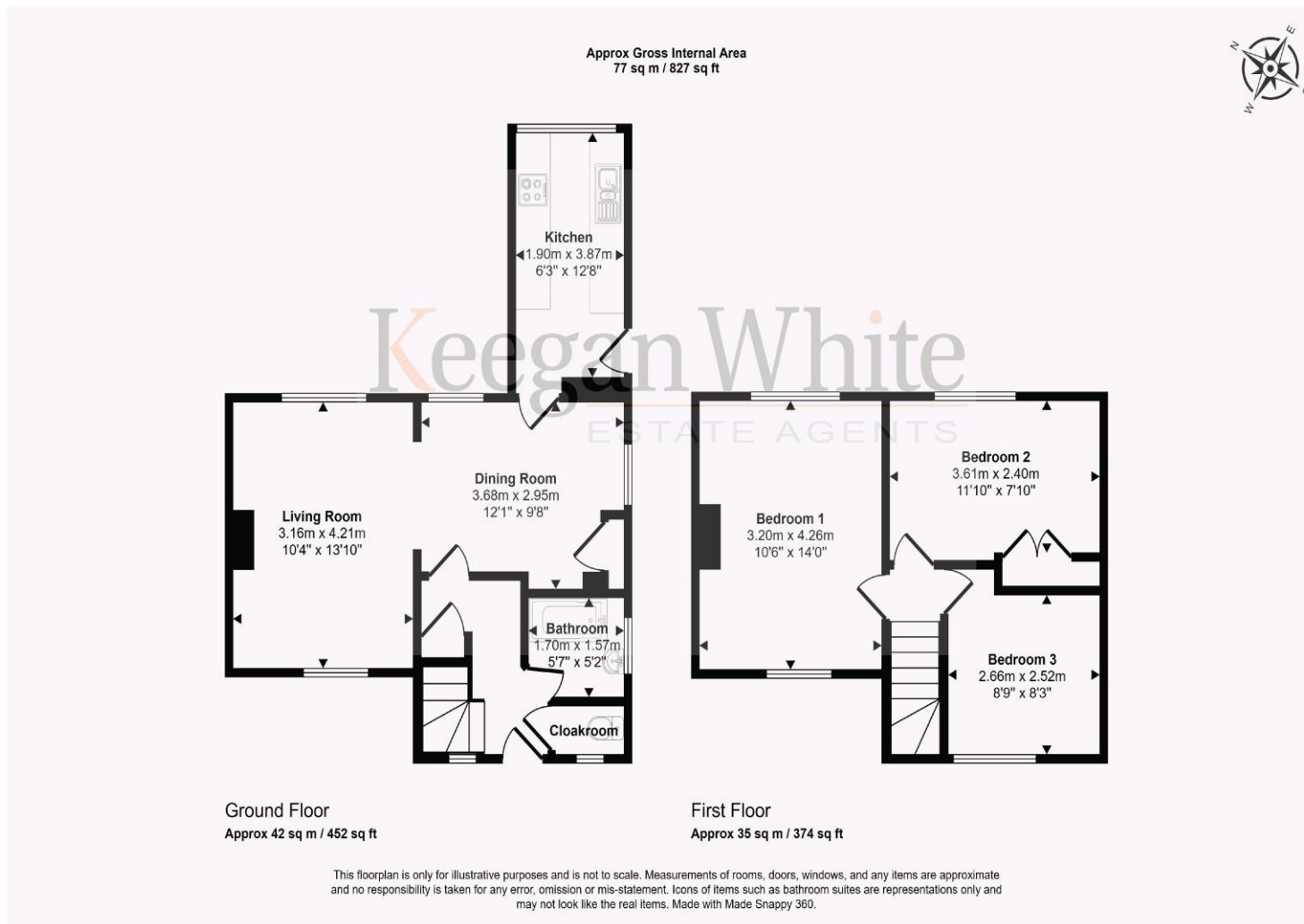
rail commuters, the Chiltern Railways mainline station in Beaconsfield is three and a half miles away and has fast trains that reach Marylebone in under half an hour.

Additional information:

Council Tax: Band C.

Energy Performance Rating: EPC E (52).





These particulars are not an offer or contract, nor part of one. You should not rely on statements by Keegan White Ltd. in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Keegan White Ltd. has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Keegan White Ltd. is a limited company registered in England & Wales with company number 9726292. Our registered office is 102-104 High Street, Great Missenden, Bucks, HP16 0BE

33-35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ  
 Tel: 01494 417007  
 Email: [wyc@keeganwhite.co.uk](mailto:wyc@keeganwhite.co.uk)

[keeganwhite.co.uk](http://keeganwhite.co.uk)

**Keegan White**  
ESTATE AGENTS