



**Keegan White**  
ESTATE AGENTS

101 Arnison Avenue | £400,000



## Features

- Semi-Detached Home
- Driveway Parking & Garage
- Guest Cloakroom / WC
- No Onward Chain
- Walk To Station
- West Facing Garden

The main front door opens into a wide entrance porch that has a secondary front door that leads into the house. The hallway has stairs rising to the first floor with an understairs storage cupboard and please note that the stairlift is being removed by the vendor. To the front is a well decorated sitting room which has been opened up to the dining room at the rear that has patio doors leading out to the garden. Adjacent to this is the kitchen with a window to side aspect and a back door. It has a decent range of base and eye level storage units and all the appliances can be included in the sale.

Completing the ground floor is the guest cloakroom that has a WC, handbasin and window to side aspect. To the first floor landing there is a window to side aspect and a loft hatch giving access to the loft. The three bedrooms are well proportioned, and there is a separate WC that is adjacent to the modern shower room that has a window to rear. Externally, there is a lawn, gardens and driveway parking to the front, with gated side access to the garage and the back garden, which comprises of a patio, lawn, a variety of shrubs, and fencing to borders.



Located to the north of High Wycombe's town centre, the house is conveniently located for the Royal Grammar School and has an array of local shopping stores in close proximity. For out door enthusiasts, there is open countryside within a few minutes walk. High Wycombe has wide range of retail shopping, leisure and hospitality outlets to suit everyone's needs, with the excellent Swan Theatre and the new sports centre at Handy Cross drawing people from far and wide. In this regard, the town has always been in high demand from people relocating here to take advantage of its excellent commuting

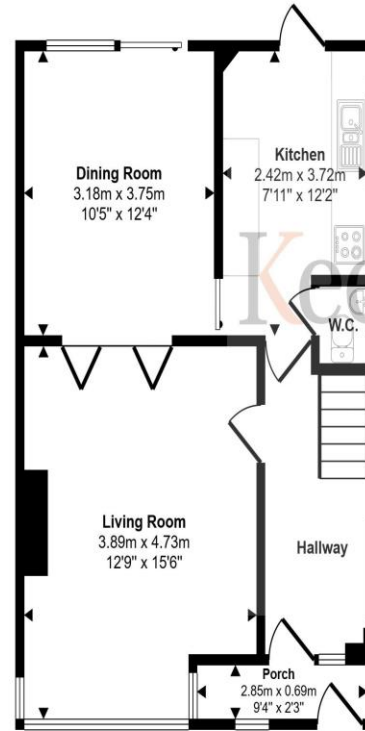
opportunities with the Chiltern Railway service to London Marylebone, as well as having Junctions 3 & 4 of the M40 on its doorstep. Schooling is another major factor with some outstanding primary schools and the highly regarded Wycombe High School for girls, the RGS (as mentioned) and John Hampden Grammar School for boys.

Additional Information:  
Council Tax: Band D.  
Energy Performance Rating: EPC C (74).

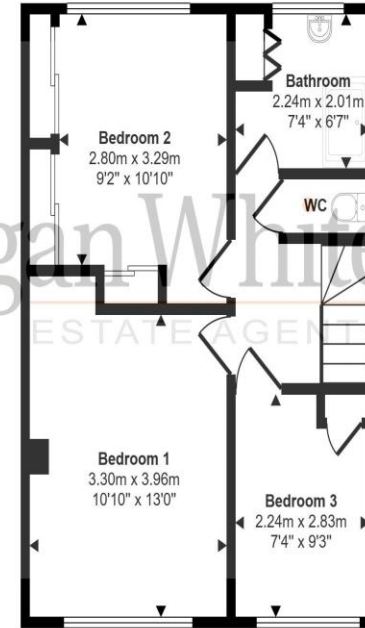




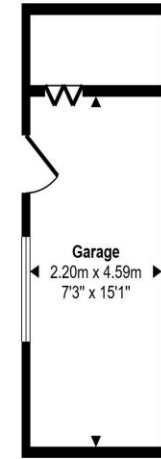
Approx Gross Internal Area  
107 sq m / 1148 sq ft



Ground Floor  
Approx 49 sq m / 531 sq ft



First Floor  
Approx 45 sq m / 483 sq ft



Storage Room  
Approx 12 sq m / 134 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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