



**Keegan White**  
ESTATE AGENTS

13 Alexandra Road | £495,000





## Features

- Victorian Semi-Detached
- Desirable Location
- Refurbished Throughout
- Utility and Guest WC
- Off Road Parking
- West Facing Garden

With off street parking to the side, there are a few steps that lead up to the front door. To the front is a bay fronted sitting room that is tastefully decorated and features a multi-fuel stove. To the rear is the kitchen diner that has a box bay window to side, the back door to the garden, and understairs storage. The kitchen is well appointed with a range of base and eye level storage units above the work tops and breakfast bar. The kitchen has a ceramic 1 1/2 sink and drainer positioned in front of a side window, integrated dishwasher, fridge freezer, oven, electric hob, and extractor fan. A rear door leads into a utility room where there is plumbing for a washing

machine, further storage and a handbasin, with the guest cloakroom adjacent to it. To the first floor is a central corridor that has loft access. The largest bedroom is to the front and has appealing bay windows and a feature fireplace, the smallest bedroom is to the middle with window to the side, and is adjacent to the modern bathroom suite that also has a window to side aspect. At the rear is the second double bedroom with a window to rear aspect. Externally, there is gated side access to the west facing garden that's of a good size and has a patio area with a lawn beyond, a shed at the far end, and fencing to borders.





The Pinions are just east of Wycombe's town centre and is a tucked away location, providing a peaceful environment which is within walking distance of the railway station and the picturesque Rye Park. The park itself is home to a boating lake, the Rye Lido, cricket, tennis & bowls clubs, along with many other outdoor leisure facilities. The Ryemead Retail Park is close by and offers a mixture of stores including a Marks & Spencers Simply Food. The town offers a wide range of facilities numbering among them the Eden Centre that has a host of retail, hospitality and entertainment venues, the ever popular Swan Theatre and an outstanding new sports centre with an Olympic

sized swimming pool and a rock climbing wall for the brave, and many other activities. Two key reasons for people moving to High Wycombe are the schools and the commuter benefits, and Alexandra Road is perfectly positioned to take advantage of both.

Additional Information:

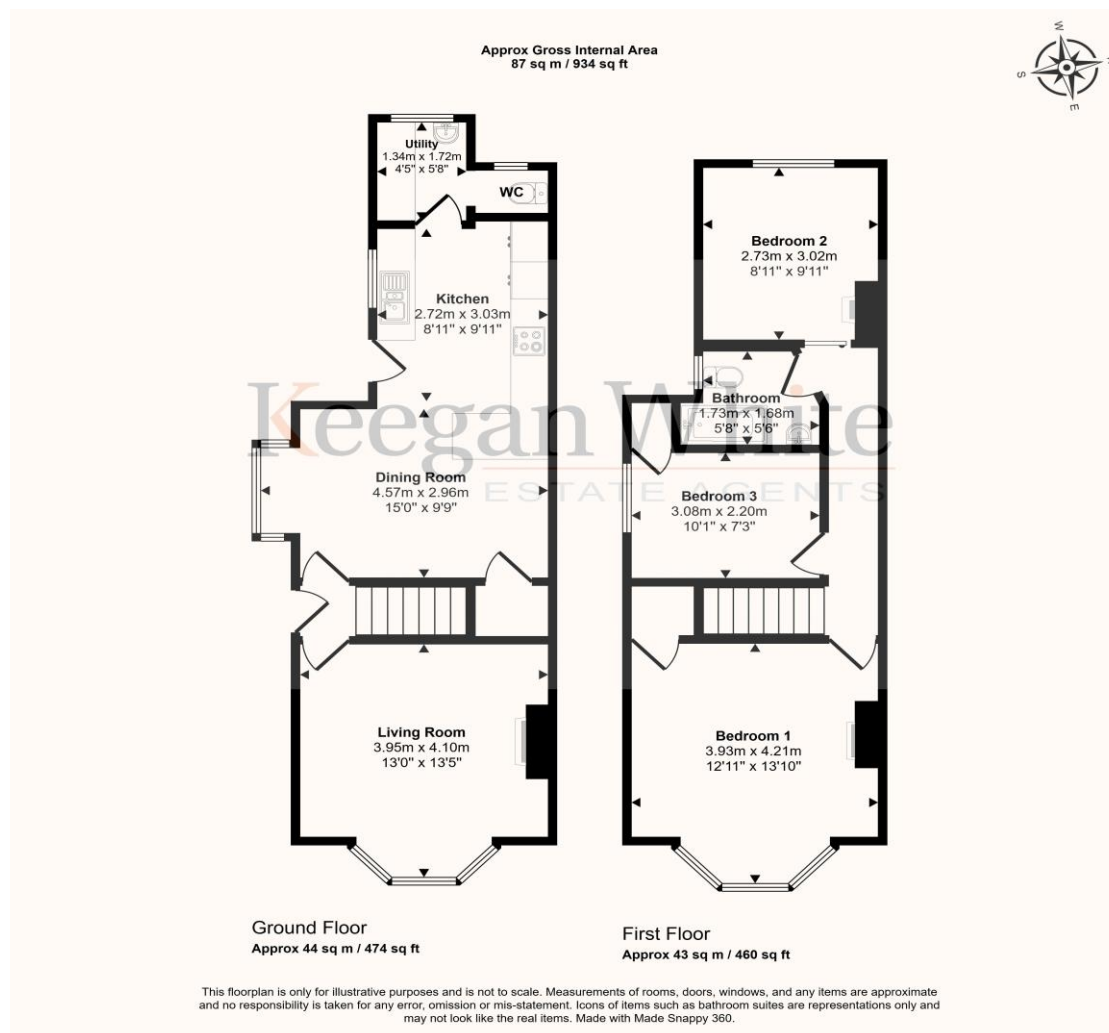
Council Tax: Band D.

Energy Performance Rating: EPC D (67).

Gas Central Heating: Worcester Bosch Greenstar 29 CDi Classic







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