



Keegan White
ESTATE AGENTS

83a Chapel Lane | £495,000



Features

- In Excellent Condition Throughout
- Large Gardens
- Driveway Parking
- Three Double Bedrooms
- New Boiler 2024
- Integral Garage

The main entrance is to the side and opens into a bright hallway that has stairs rising to the first floor and has a guest cloakroom. The kitchen has window to front aspect and plenty of storage units above and below the worktop. The lounge diner is to the rear with window overlooking the garden and sliding patio doors. There is also a doorway that leads into the garage that has a remote controlled roller power door, and houses the new boiler (2024) that was serviced in May this year. To the first floor there is a window on the landing, an airing cupboard, and loft access. There are three double

bedrooms, two of which have built in wardrobes, and the family bathroom comprises of a four piece suite, with a bath, WC, hand basin, and shower cubicle.

Externally, there is driveway parking for several vehicles, with gated side access to the back garden. Immediately to the rear of the house is a patio for dining and entertaining, and then three further sections, with lawns, a small pond, and a number of sheds. There is a rear garden gate that gives pedestrian access onto Carrs Drive.



Chapel Lane is situated the west side of High Wycombe and as such the house is ideally located for those who work in High Wycombe, as well as commuters given the ease of access to the M40 at Junction 4. In addition, the well regarded Chiltern Railway line provides non-stop fast trains to London Marylebone in under half an hour. There are schools and local amenities within the vicinity and access to wonderful Chiltern countryside walks. The town itself has been evolving over the last few years with significant public and private sector investment. The Eden Centre provides all for those in need of some retail therapy, as well as excellent entertainment with the multiplex cinema, bowling and

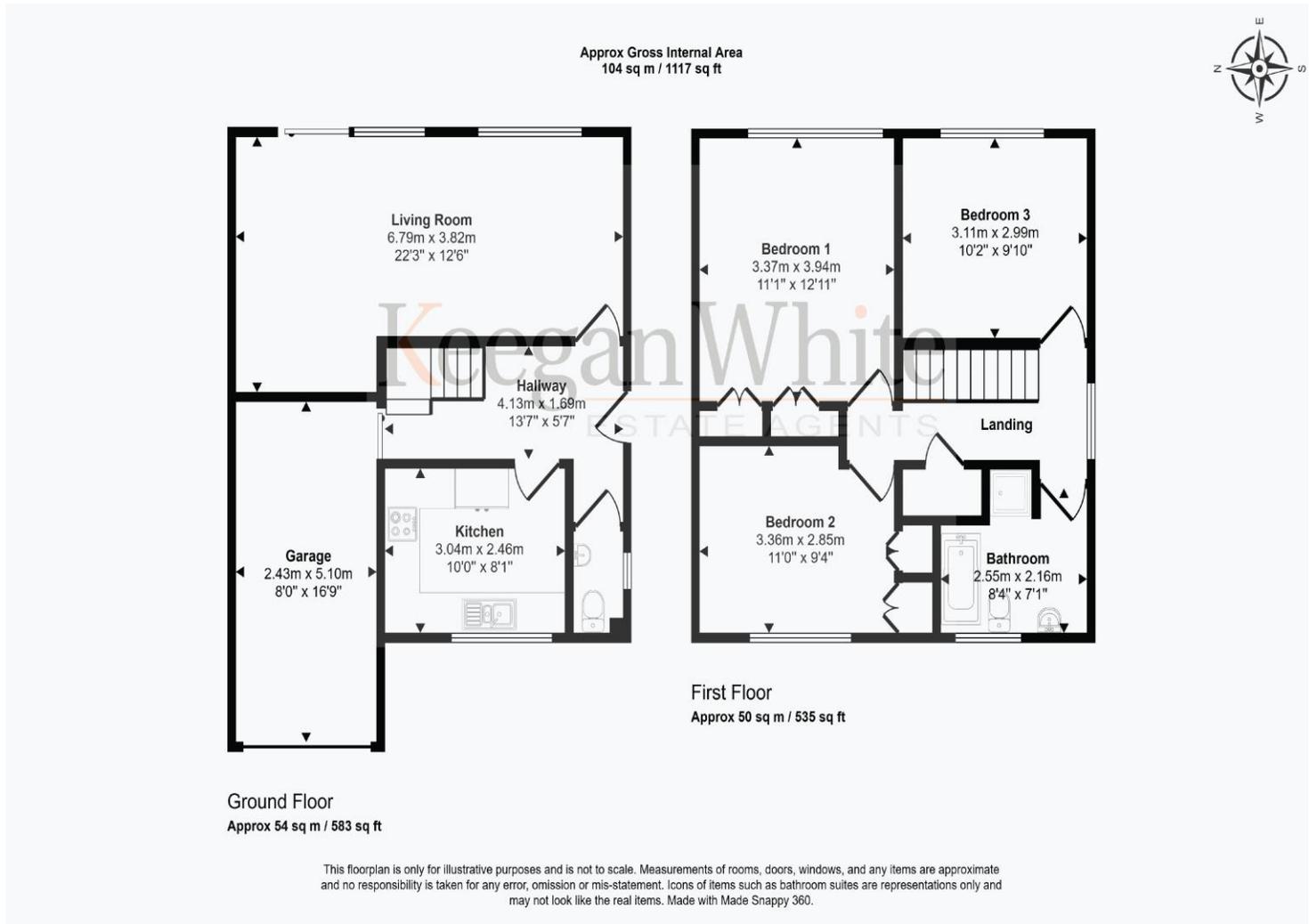
a plethora of quality restaurants and bars. The Swan Theatre is a major draw for people within the town and those farther afield, with a packed annual calendar of events. A fantastic new sport and leisure centre opened in 2016, with activities for all including a daunting rock climbing wall, racket courts, and an Olympic sized swimming pool with spa treatments.

Additional Information:

Council Tax: Band E.

Energy Performance Rating: EPC C (72).





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

keeganwhite.co.uk

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