



**Keegan White**  
ESTATE AGENTS

Venics Way | £599,950



## Features

- Beautifully Presented
- Outstanding Living Accommodation
- Open Plan Kitchen / Lounge / Diner
- Sort After Location
- Versatile Accommodation
- No Onward Chain

The front door opens into the entrance hallway with stairs rising to the first floor, a cloaks cupboard and guest WC. A doorway leads through to the open plan kitchen / lounge / diner that has windows to front aspect and patio doors opening to the rear garden. The kitchen has a wide range of base and eye level storage units, with integrated appliances, electric hob with overhead extractor fan, dual oven, and an extensive worktop wrapping around to provide a functional breakfast bar. To the first floor, is the impressive master bedroom with windows to rear aspect, full width fitted wardrobes and a contemporary, four piece bathroom suite. To the front is

another large room that could be used as a guest bedroom, or family room, and has twin doors that open out onto a balcony. To the second floor landing is a loft hatch, the family bathroom, a double bedroom to the rear with full width wardrobes and an ensuite shower room, and two further bedrooms to the front.

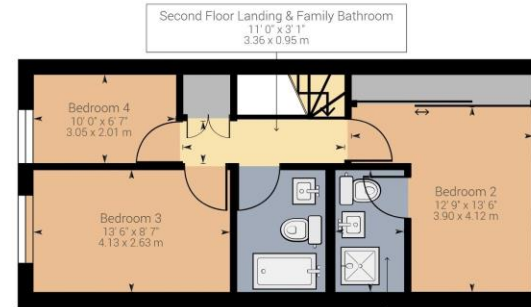
Externally, to the front is a small garden and the rear garden has been landscaped to provide minimal maintenance and provides a superb area for dining and entertaining. A rear gate provides access to the parking with for two allocated bays.



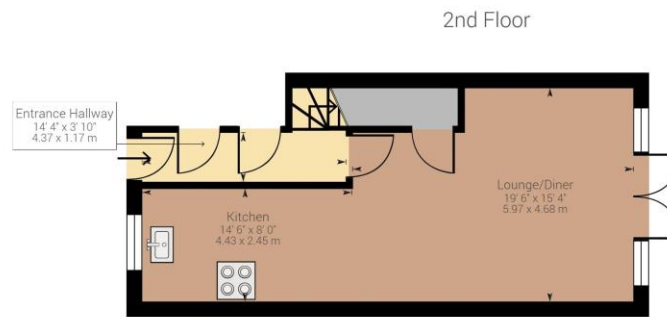
Wye Dene was built in 2011 by the Berkley Homes and forms an impressive development that provides a number of open spaces and parkland within it. The property is a short drive to the east of High Wycombe's town centre and has a number of retail and leisure facilities at the Ryemead Retail Park, including a Marks & Spencer Simply Food outlet, which is within a short walk. To the west is Kingsmead Park and to the east is Rye Park, both of which provide numerous clubs, including cricket, tennis, netball, bowling, rugby and out door swimming at the Wycombe Lido. High Wycombe has been subject to significant public and private re-development over recent

years with the new Sports Centre at Handy Cross and the Eden Centre at its heart providing a host of retail, hospitality and entertainment venues. For commuters the location is ideal for both rail and road users. The mainline railway station has fast trains reaching London Marylebone in under half an hour and for the road users, Junctions 3 & 4 of the M40 provide access to the M25 network, with London Heathrow Airport just beyond. We understand that there is a nominal annual maintenance charge in the region of £350 per annum which needs to be verified by solicitors. EPC Rating B. Council Tax Band E.

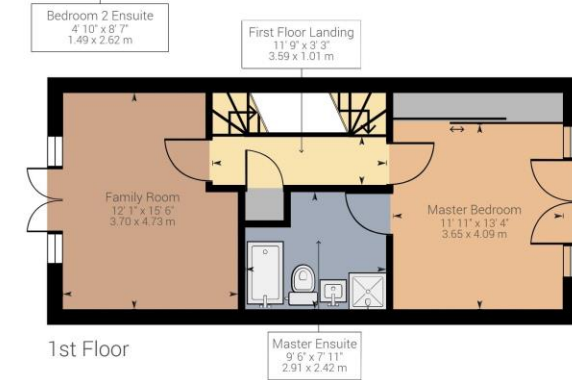




2nd Floor



Ground Floor



1st Floor

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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33 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: sales@keeganwhite.co.uk

keeganwhite.co.uk

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