



**Keegan White**  
ESTATE AGENTS

288 West Wycombe Road | £515,000



## Features

- Edwardian Semi-Detached
- Beautifully Presented
- Character Features
- Driveway Parking
- Two Reception Rooms
- Modern Kitchen & Bathroom

An Edwardian semi-detached house that is presented in excellent order throughout, with a finish that is sympathetic to houses of this era. The accommodation provides a Bay fronted living room, a dual aspect dining room that has bay window to side, patio doors to rear and a stunning fireplace & surround. The kitchen is well appointed with granite worktops that have a good range of storage units above and below, an oven with gas hobs and overhead extractor fan, space for a large fridge freezer, a butler sink, and a window that overlooks the garden patio area. To the rear

is a downstairs shower room and WC that combines as a utility room. The first floor landing has an airing cupboard and a loft hatch that has a loft ladder that leads up to a loft room. Off the landing are the three well proportioned bedrooms and the beautiful bathroom suite. Externally, there is off street parking for a few vehicles, with a driveway to the side that leads to the rear garage that is currently used as a workshop. A side gate leads into the back garden that has a patio off the back of the house, with a lawn beyond with flower beds and fencing to borders.



Conveniently located to the west of the town centre, the house is well positioned to take advantage of the wide range of retail shopping, leisure and hospitality venues that are on offer and which suit everyone's needs. The town also has a host of sporting and recreational clubs for people of all ages. To the north is the popular Chiltern village of Downley that has miles of beautiful open countryside walks. To the west is the famous St Lawrence Church with its Golden Ball, the Wycombe Caves, and the historic village of West Wycombe. High Wycombe is an area that draws home movers from far and wide who look to take advantage of the excellent schooling and commuting benefits. Within walking distance is the well regarded Disraeli School

that has Good and Outstanding Ofsted ratings. There are a number of other schools locally, notably Wycombe High School for girls, and the Royal Grammar School and John Hampden Grammar School for boys. The commuting benefits come with the fast trains on the Chiltern Railways line that reach London Marylebone in under 1/2 an hour, and by road with both Junctions 3 & 4 of the M40 on its doorstep.

Additional Information:

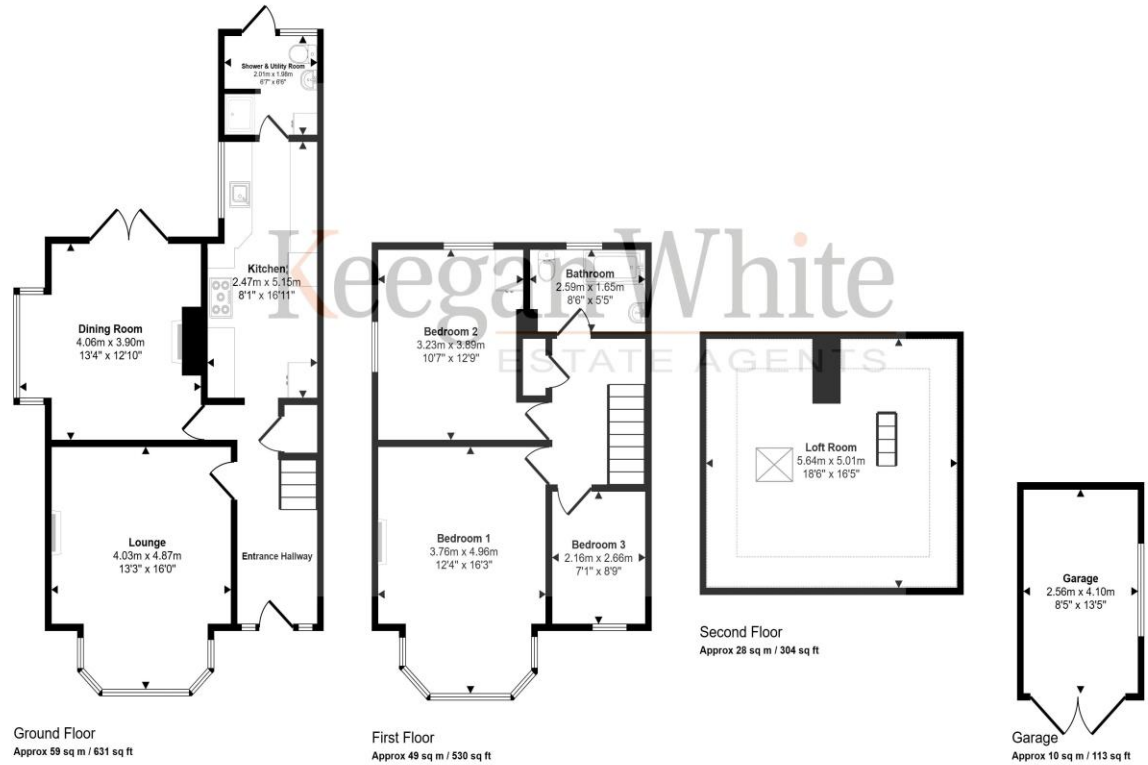
Council tax Band: D

Energy Performance Rating: D (59)





Approx Gross Internal Area  
147 sq m / 1578 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 365.

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