



Keegan White
ESTATE AGENTS

22 Combe Rise | £400,000



Features

- No Onward Chain
- Commuter Location
- Well Presented
- Attractive Views
- Separate Garage And Parking Space
- Large Garden With Access To Woods

Offered to the market with no onward chain, Combe Rise is a well presented 3-bedroom property with impressive views located within a quiet cul-de-sac in Sands. When you enter through the front door you have a downstairs cloakroom to your right which is a generous size. Also on the ground floor are two bedrooms including the main bedroom which is very spacious despite having some substantial pieces of furniture within it currently. It has a large window and an impressive view. I'm told by the current owner that it is bliss to sleep on the ground floor due to the current heatwave! Upstairs is a very large living room with two big windows

overlooking the surrounding green areas. There is also another bedroom on this floor and the bathroom with shower and bath. The kitchen is a good size and has an oven, washing machine, dishwasher and large fridge freezer as well as a door out to the back garden. The garden is very large and has a gate straight out onto surrounding woodland - perfect for countryside walks with or without a four-legged friend. Looking back from the top of the garden the views are spectacular. There is a convenient outdoor dining area nearer the house for morning coffee or al fresco dining. There is a also a garage for the property and driveway parking outside it.



Sands is a suburb to the west side of High Wycombe and provides easy vehicular access to Junction 4 of the M40. There are schools and local shops in the vicinity with access to wonderful Chiltern countryside walks just a few hundred metres away. High Wycombe itself is a busy market town, with Eden Shopping Centre at its centre, a large array of schools including renowned Grammar Schools, the extensive Wycombe Sports and Leisure Centre, Swan Theatre and the mainline railway station which offers a regular and reliable service and links to

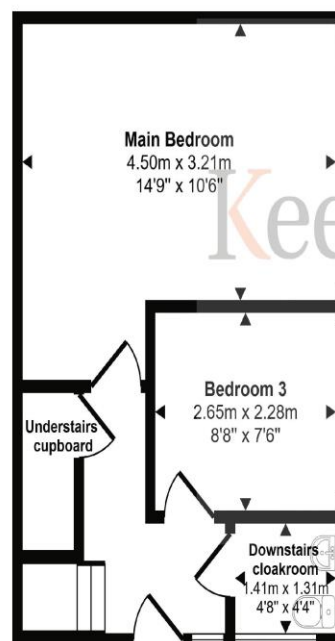
London Marylebone in approximately 25 minutes. High Wycombe's location is ideal for commuters by road, being in close proximity to Junctions 3 & 4 of the M40 motorway which links the M25 Motorway in about 7 miles. Heathrow Terminal 5 is approximately 25 minutes away by car.

Further information to be verified by a solicitor:
EPC Rating: D (60) Council Tax Band: D

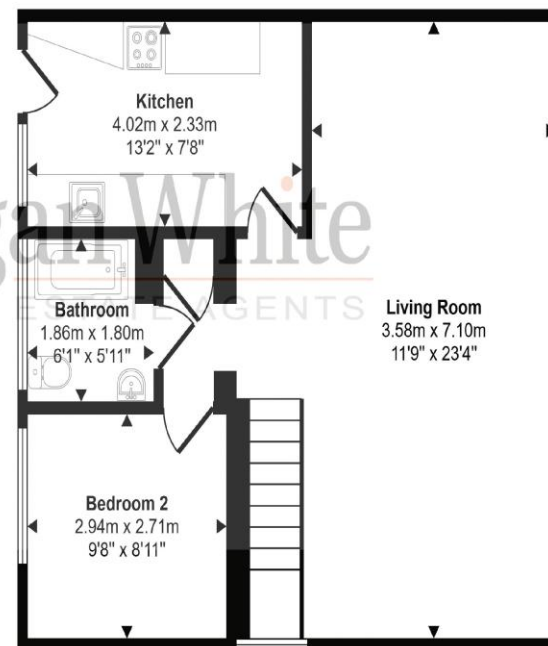




Approx Gross Internal Area
87 sq m / 937 sq ft



Ground Floor
Approx 32 sq m / 342 sq ft



First Floor
Approx 55 sq m / 595 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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