



Keegan White
ESTATE AGENTS

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27 Gerald's Road | £465,000



Features

- Onward Chain
- Kitchen Diner
- Downstairs Bathroom + Ensuite
- Garage & Driveway Parking
- Bay Windows To Front
- Excellent Location

The front door opens into the hallway that gives access to the ground floor accommodation, with window to side aspect, stairs rising to the first floor, and an under stairs storage cupboard that also houses the boiler. The living room is of a good size, with bay window to front aspect. The family bathroom is located to the ground floor and comprises of a modern three piece bathroom suite with windows to side and rear aspect. The dining room is open plan to the kitchen which is modern, with the necessary

appliances, plenty of storage, a window that overlooks the garden, and a side door that leads out to the garden. To the first floor, there are three double bedrooms with the master bedroom having a contemporary wet-room.

Externally, there is block paved driveway parking for several vehicles to the front with side access to the detached garage. The rear garden is flat (often a rarity in High Wycombe), and is lawned with fencing to borders.



Geralds Road has always been a sought after location, positioned close to the Royal Grammar School with an array of local shopping stores in close proximity. The town centre and railway station are just over a mile away. For out door enthusiasts, there is open countryside within a few minutes walk. High Wycombe has wide range of retail shopping, leisure and hospitality outlets to suit everyone's needs, with the excellent Swan Theatre and the new sports centre at Handy Cross drawing people from far and wide. In this regard, the town has always been in high demand from people relocating here to take advantage of

its excellent commuting opportunities with the Chiltern Railway service to London Marylebone, as well as having Junctions 3 & 4 of the M40 on its doorstep. Schooling is another major factor with some outstanding primary schools and the highly regarded Wycombe High School for girls, the RGS and John Hampden Grammar School for boys.

Additional Information:

Council Tax Band: D

Energy Performance Rating: D (56)





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35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

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