



Keegan White
ESTATE AGENTS

Los Altos, 62 Hamilton Road | £1,300,000



Features

- Forever Home
- Highly Desirable Location
- Four reception Rooms
- Four Bedrooms
- Self Contained Log Cabin
- Plot in Region of 1/2 Acre

Los Altos is an exceptional family home that provides extensive living accommodation including an entrance porch, a bright hallway with stairs rising to first floor, a formal lounge, family room, conservatory, guest cloakroom, a large kitchen/lounge/diner, and a large utility room to the ground floor. The kitchen is bespoke in design and fully equipped with the necessary appliances, including a Rangemaster oven, along with additional integrated dual ovens. Whilst there is gas central heating to radiators, the areas in the house that have tiled flooring also have underfloor heating. To the first floor there are three double bedrooms service by the family

bathroom, and a large master suite that has a panel bath, dual basins with vanity units, WC and a dual hydro massage shower. There is additional accommodation to the rear of the garden, where there is a log cabin that has an open plan kitchen/living room, bedroom, and bathroom. Externally, there is driveway parking for numerous vehicles and a single garage that has power and lighting. There is gated side access to the rear garden, which has a large patio area immediately to the back of the house for dining and entertaining, with an extensive lawn beyond, leading to the log cabin, with additional sheds to the rear.

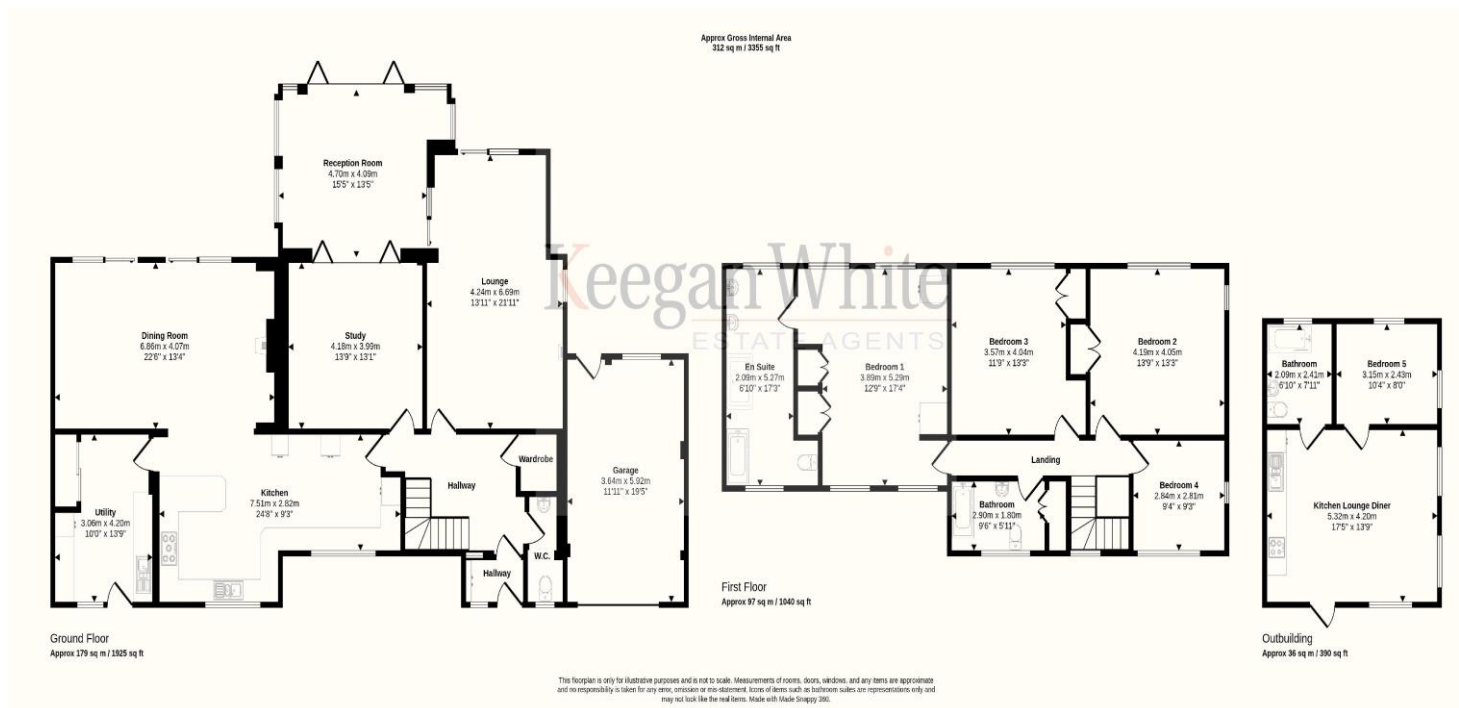


Hamilton Road is located within walking distance of the town centre, the Royal Grammar School, and the railway station, and is one of the most well regarded locations in High Wycombe. The town is a thriving market town renowned for excellent schooling, the area has benefited from substantial investment in recent years. The Eden Shopping Centre provides a host of retail shopping outlets, cinema & bowling complex, along with a range of bars, restaurants and two new hotels. Bucks New University and the new 'state of art' sports complex at Handy Cross provides the most modern fitness and leisure activities, including the Olympic size swimming pool, all of which have brought

new visitors and new interest to the area. High Wycombe mainline station is within walking distance and offers a fast train to London Marylebone in under 25 minutes. The town is also excellent for road commuters with the M40 providing easy access to the M25 and Heathrow Airport.

Additional Information:
Energy Performance Rating: D (58)
Council Tax Band: G





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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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