



Keegan White
ESTATE AGENTS

Highfield Avenue | £800,000



Features

- Immaculately Presented
- Open Plan Living
- Landscaped Gardens
- Study, Utility, Guest Cloakroom
- EPC Rating C (78)
- 2200 sqft / 207 sqm

The front door opens into a bright hallway that provides access to all ground floor accommodation, with a window to side aspect, a coat cupboard, stairs rising to the first floor. To the front are two double bedrooms with bay windows, to the middle of the ground floor there is a family room, a study and the guest cloakroom, with windows to side aspect. To the rear is a very impressive kitchen / lounge / diner that have windows to side and rear, along with bi-folding aluminium doors that lead out to the patio. The kitchen is bespoke in design with a wide range of storage units above and below the expansive worktops and a stainless steel sink and drainer, dual integrated oven, gas hob with overhead

extractor fan, along with integrated dish washer, fridge and freezer. Tucked away in the corner is a further doorway leading into the functional utility room. To the first floor there is the family bathroom which comprises of a four piece bathroom suite, and two further bedrooms. Both of these have fitted wardrobes and the main bedroom has its own ensuite shower room.

Externally, there is gated driveway parking for several vehicles, with a side gate that gives access to the rear. The back garden comprises of a patio dining area, large lawns, two outbuildings, and a wonderful decking area, complete with firepit, that provides a lovely area to relax and unwind.



Highfield Avenue is a quiet residential street with little though traffic and located in Booker, a suburb about a mile and a half to the south of High Wycombe's town centre. Within a short walk is Booker Common with countryside and woodland walking, convenience stores and a local public house. There are a number of primary and secondary schools within relative close proximity, including St Michaels School, John Hampden Grammar School and Wycombe High School. The area is well regarded and very suitable for road commuters as Junction 4 of the M40 is within a one mile drive. There is extensive

retail outlet shopping in neighbouring Cressex, including a Waitrose, Asda and John Lewis, along with a number of leisure and fitness venues.

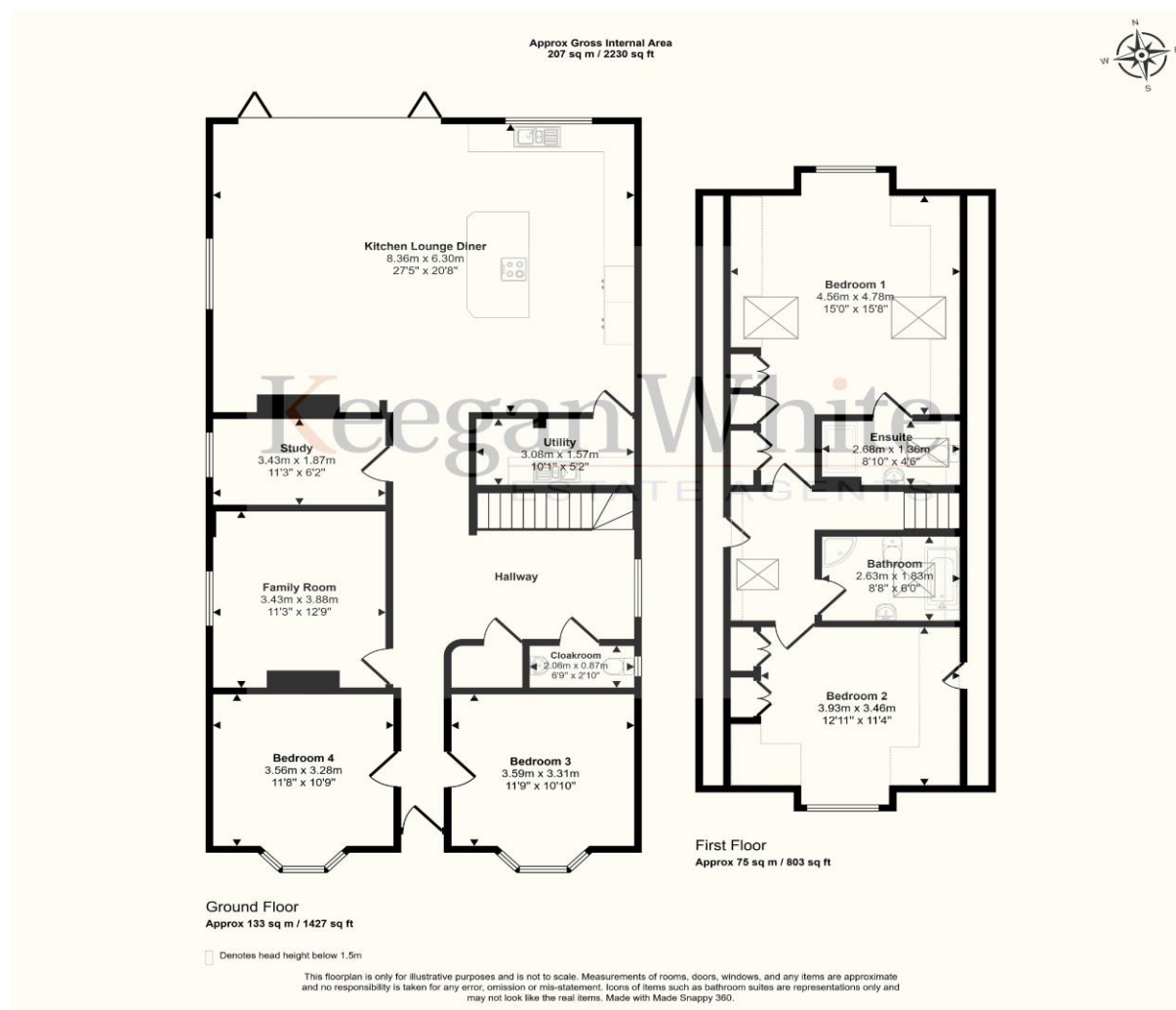
Additional Information:

Council Tax: Band E.

Energy Performance Rating: EPC C (78).

Heating: Gas central heating





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