



Keegan White
ESTATE AGENTS

2 Merrydown | £450,000



Features

- No Onward Chain
- Three Good Sized Bedrooms
- Patio Areas With Sunny Views
- Detached Garage And Driveway Parking
- Two Separate Reception Rooms
- Stone's Throw From Downley

Offered to the market with no onward chain, Merrydown is a lovely three-bedroom semi-detached property that has been kept in excellent condition. There have been some above and beyond repairs carried out - like a new roof 8 years ago and well cared for double glazed windows. When you enter through the front door you arrive at a light and spacious hallway. The sitting room with fireplace and views is to the right and an archway leads through to the dining room which has patio doors to the garden. The well-proportioned kitchen is next door and discreetly houses the boiler within a cupboard. The boiler was newly installed in 2020 and has been regularly

serviced. There is a door out to a spacious patio which ends above the garage and is perfectly suited for entertaining and enjoying sunny spells with views across to the green hills of West Wycombe and the town. The large garden has been landscaped and at the top is an area that could be used as an allotment. Upstairs are three good sized bedrooms and a family shower room with a separate cloakroom. The loft is accessed from the bathroom and is fully insulated. The property has a separate garage and driveway parking as well as plenty of on street parking for visitors. The short crescent road itself is pot-hole free.



The property is only a short distance away from Downley which is to the Northwest of High Wycombe and therefore close to the National Trust owned Downley common which serves as a gateway to hundreds of acres of beautiful Chiltern countryside and woodland. Local amenities are close at hand with 2 local parades of shops and additional convenience stores. Within close proximity are two schools for infant and junior children. It is also within the catchment area for highly regarded Grammar schools for boys and girls.

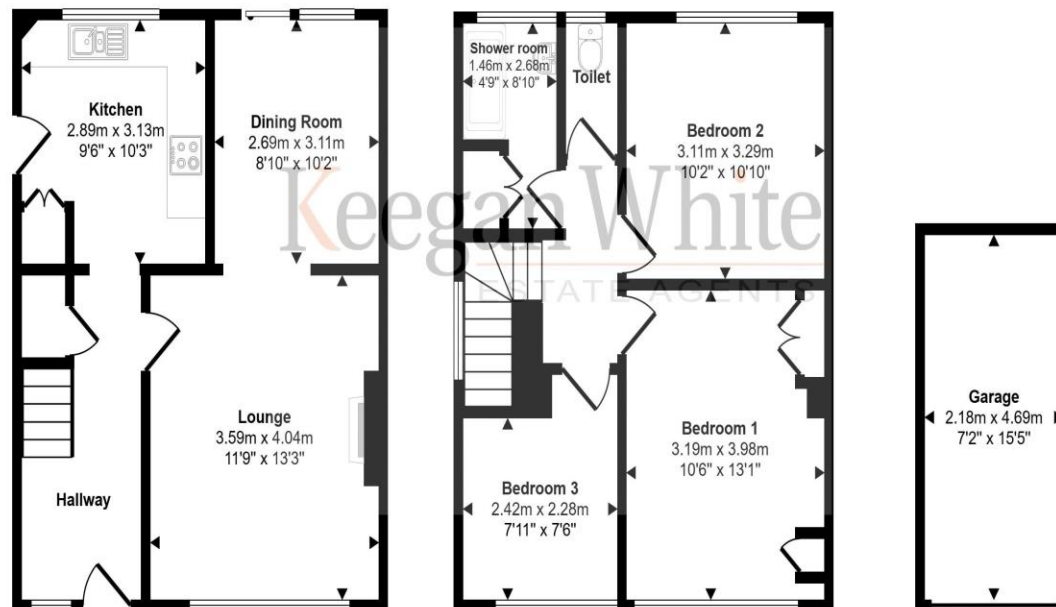
High Wycombe town centre is easily accessible and offers a more extensive range of amenities including a shopping centre, many restaurants and bars and a mainline railway station offering a connection to London Marylebone in under 25 minutes. West Wycombe is also easily accessible for countryside walks, coffee shops and retail therapy.

Additional Information:
EPC rating: C Council Tax Band: D





Approx Gross Internal Area
94 sq m / 1017 sq ft



Ground Floor
Approx 42 sq m / 451 sq ft

First Floor
Approx 42 sq m / 457 sq ft

Garage
Approx 10 sq m / 110 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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