



**Keegan White**  
ESTATE AGENTS

16 Spring Gardens Road | £450,000



## Features

- Characterful Property
- Beautifully Presetnet
- Straight Move-In
- Walk To Railway Station
- Sought After Location
- Two Bathrooms

The main entrance door opens into a lobby that has the stairs rising to the first floor. To the front is the living room that has bay windows and a wood burning stove. The dining room is centrally position, with window to side aspect and has a shallow step down into the kitchen. This is well appointed with gas hob, overhead extractor fan, dual oven, plumbing for washing machine, dishwasher and a range of storage units above and below the wooden worktop. In addition, there is a window to side aspect and a back door leading out to the garden. To the rear if a downstairs bathroom complete with a guest WC, hand basin, and a bath with overhead shower.

To the first floor, there are two double bedrooms, a single bedroom and a shower room that has a hand basin, WC, and shower cubicle.

Externally, there is a small garden to the front with a footpath leading to the main entrance and a side gate that gives access to the rear. The back garden has a patio area to the side and to the back of the house, which is perfect for al fresco dining and entertaining, with a small lawn, garden shed, an array of planting, and fencing to borders.



The house is situated in the Pinions area, located to the east of High Wycombe's Town Centre within a 20 minute walk of the railway station. Just a short walk away from the popular Rye Park complete with a new adventure playground, a leisure club, including the Wycombe Lido, the High Wycombe Cricket Club, Lawn Tennis Club, Bowles Clubs, Lidl supermarket and local convenience store. High Wycombe has been redeveloped over the years with the Eden Shopping complex at its heart which offers a number of restaurants, a fitness centre, cinema/bowling and other leisure facilities. With Chiltern Railways fast trains getting to London Marylebone in under 25 minutes

and Junctions 3 & 4 of the M40 Motorway on its doorstep, with the M25 and London Heathrow Airport beyond, High Wycombe is an ideal location for commuters.

ADDITIONAL INFORMATION to be verified by a solicitor:

Council Tax Band: D

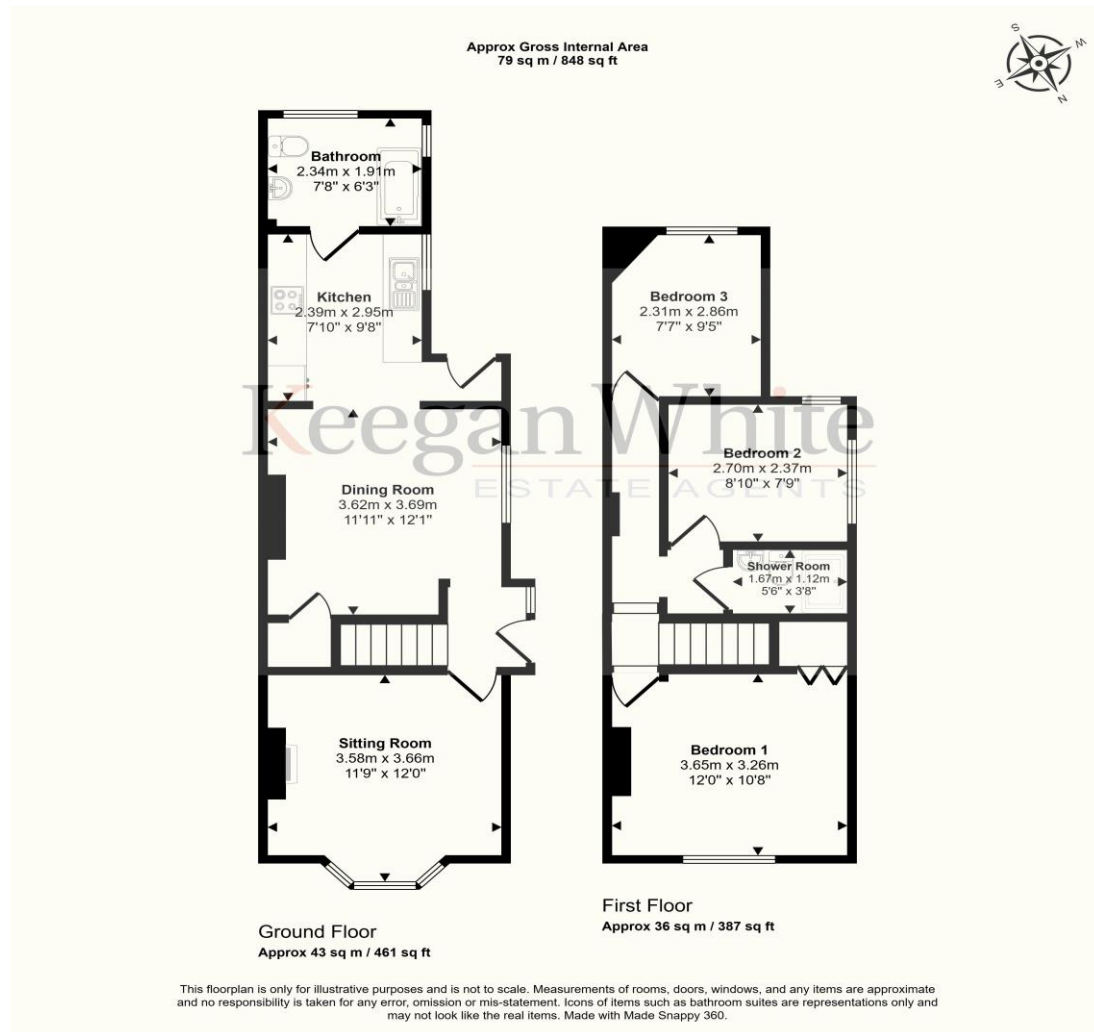
EPC Rating: D (62)

Tenure: Freehold

Parking: On Street Heating:

Gas Central Heating





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