



Keegan White
ESTATE AGENTS

3 Ashdown Road | £420,000



Features

- Semi-Detached
- Two Reception Rooms
- Three Bedrooms
- Large Garage
- Well Presented
- Garden Room

The front door opens into a convenient entrance porch that has a secondary door that leads into the living room. This is wide and has a window to front aspect and stairs rising to the first floor. A doorway leads to the dining room that has sliding patio doors that lead out to the patio and garden. The kitchen is well appointed with a wide range of base and eye level storage cupboards, plenty of worktop space, a sink and drainer, integrated oven with gas hob and overhead extractor fan. A doorway from the kitchen leads into the large (see floorplan) garage and utility room that has some overhead storage and a back door to the garden. We have been

advised that the foundations for the garage are sufficient to take a second storey extension above. To the first floor, there are three bedrooms which are serviced by a bathroom that has been converted into a contemporary shower room that has a shower cubicle, hand basin with vanity unit below, WC, window to rear and wall-to-wall tiling.

Externally, there is off street parking to front for several vehicles and an electric car charge point. The back garden is landscaped with a patio area, a lawn with a garden room at the end, and fencing to borders.



This property is located to the east side of High Wycombe on a level road with local amenities close by that include a local parade of shops and a primary school. Ashdown Road is at the far end of Mickfield Road and is surrounded by woodland with many tracks and trails offering some delightful walks. Ryemead retail park is within walking distance and offers a range of retail outlets including a Marks and Spencers simply food and a fitness centre. High Wycombe is a vibrant town with a twice weekly market, a comprehensive shopping centre,

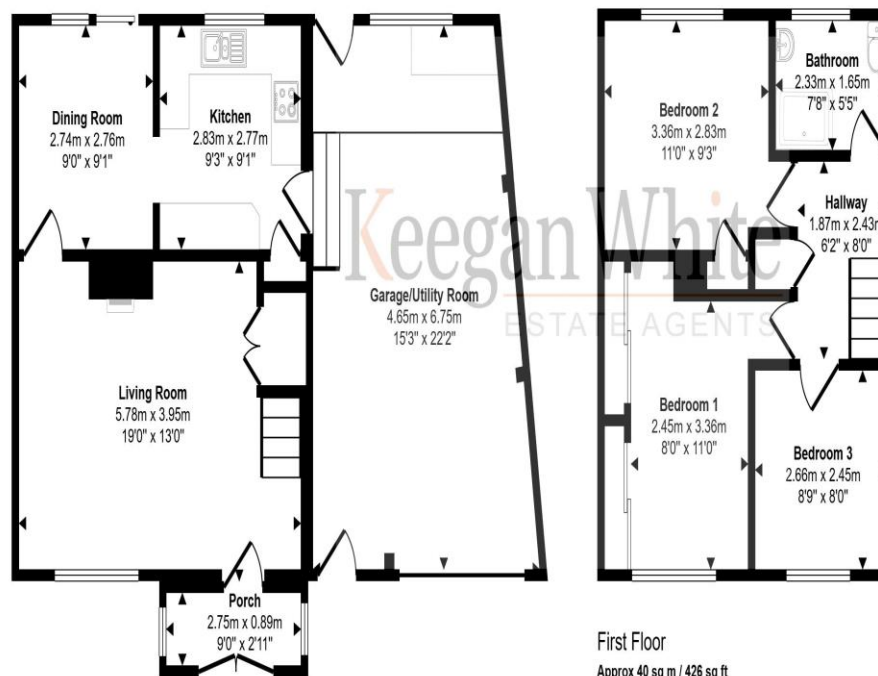
the Swan theatre and mainline railway station which offers a link to London Marylebone in under 25 minutes. Junction 3 of the M40 is a 5 minute drive.

Additional Information:
Council Tax: Band C
Energy Performance Rating: EPC D (57)





Approx Gross Internal Area
120 sq m / 1292 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.

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Keegan White Ltd. in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Keegan White Ltd. has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Keegan White Ltd. is a limited company registered in England & Wales with company number 9726292. Our registered office is 102-104 High Street, Great Missenden, Bucks, HP16 0BE

35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

Keegan White
ESTATE AGENTS