



Keegan White
ESTATE AGENTS

12 New Drive | £650,000



Features

- Carriage Driveway
- Expansive Living Areas
- Large & Secluded Gardens
- Closed Chain
- Bathroom, Ensuite & Guest WC
- Separate Utility Room

The front door opens into an inviting hallway that leads to the majority of the ground floor accommodation and has an understairs cloaks cupboard. To the front are two double bedrooms with bay windows. There is a centrally positioned guest cloakroom that is adjacent to the utility room equipped for a washing machine, space for a tumble dryer, with storage units, a sink and drainer, and an external side door. The kitchen is bespoke in design and provides an extensive range of base and eye level storage units above and below the resin worktop that has a carbon fiber effect finish. The appliances are integrated and include a five ring gas hob with overhead extractor fan, a NEFF dual oven with microwave and grill to the upper oven, and a dishwasher. A large archway leads into an expansive conservatory that

combines as a sitting room and dining area. There is also a large living room that has stairs rising to the first floor, where you will find two further bedrooms and a modern four piece bathroom suite. The master bedroom benefits from an ensuite shower room, along with a walk in wardrobe that has restricted headroom. Externally, the house has a carriage (in & out) driveway with parking for several vehicles to the front, and the driveway runs to the side of the house down to the rear garage that has a power door, and a side door that leads into the garden. The landscaped garden is also exceptional, providing an ideal terrace for dining and entertaining, with a large lawn beyond. Set within the gardens is a water feature, two garden sheds, a playhouse, and a gym/workshop.



Set on one of the most sought after streets in Totteridge, a suburb to the north of the town centre, New Drive is within close proximity to a number of local amenities including a parade of shops, schools, including the Royal Grammar School and High Crest Academy. Also within a short walk is Totteridge Common, an area of open land that leads into the vast Kings Wood. High Wycombe's town centre and railway station are just over a mile away providing everything you might expect in a large town, and more. The Eden Centre has a wide array of retail and entertainment outlets, including a multiplex cinema and bowling. The Swan Theatre continues to draw crowds with a superb mix of shows throughout the calendar year. Many people move to the area

for its excellent schooling, that boasts three Grammar Schools and a number of other well-regarded primary and secondary schools. Transport links are also excellent with High Wycombe mainline railway station offering a link to London Marylebone in under 25 minutes. Junctions 3 & 4 access to the M40 are within a 10 minute drive, with the M25 & Heathrow Airport just beyond.

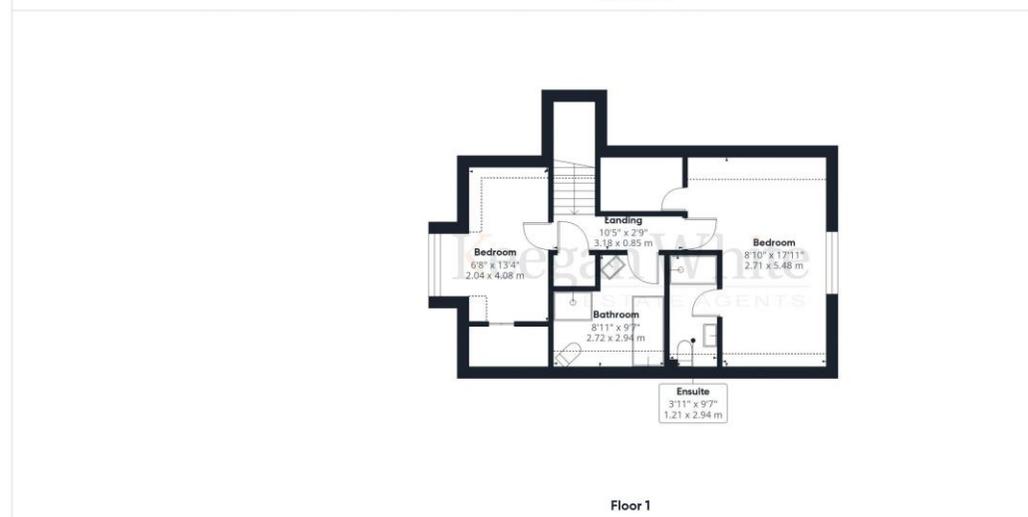
Additional Information:

Vendor is buying a completed newbuild house which is top of chain.

Council tax: Band E

Energy Performance Rating: EPC D (58)





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Approximate total area⁽¹⁾
1947 ft²
181.1 m²

Reduced headroom
76 ft²
7 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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33-35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

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