



Keegan White
ESTATE AGENTS

92 Deeds Grove | £450,000



Features

- Four Bedrooms
- Bathroom & Wetroom
- Modern Kitchen
- Solar Panels
- Large Garden
- EPC Rating C (75)

A front door opens into an entrance porch that has a secondary front door leading into the house. a door to the left leads into a small annex that was converted from the garage, which provides a room that could be used as a family rom, music room, playroom, or study, for example, and a wetroom that has an overhead shower and a WC. To the right hand side is the living room that has window to front and has been opened up with the dining room that has a serving hatch to the kitchen and patio doors that lead out to the back garden. To the rear of the house is a modern fitted kitchen that

has plenty of storage units above and below the worktops, with a stainless steel sink and drainer, and window to rear aspect. A door at the far end opens into a small utility room. To the first floor, there are three bedrooms, a family bathroom with an airing cupboard and a separate WC. Stairs rise to the second floor where there is a fourth bedroom that has Velux style windows, and eaves storage. Externally, there is driveway parking for several vehicles to the front, and a mature rear garden that has a patio, lawn and a wide array of planting.



Deeds Grove is popular residential location within walking distance of High Wycombe's town centre and relatively close to Junction 4 of the M40 motorway. A footpath provides a convenient shortcut to Desborough Avenue and thereby the property is close to major bus routes and access to the railway station. This all leads to this specific location being ideal for commuters by road, or rail, as well as those working closer in the town centre, or Cressex Industrial estate. High Wycombe itself is a vibrant market town with a extensive retail shopping, restaurants, and leisure facilities in the Eden Centre and is

home to the ever popular Swan Theatre. The area has a wealth of schooling, notably the Royal Grammar School, and John Hampden Grammar School for boys and Wycombe High School for girls.

Additional Information:

Tenure: Freehold.

Council Tax: Band D.

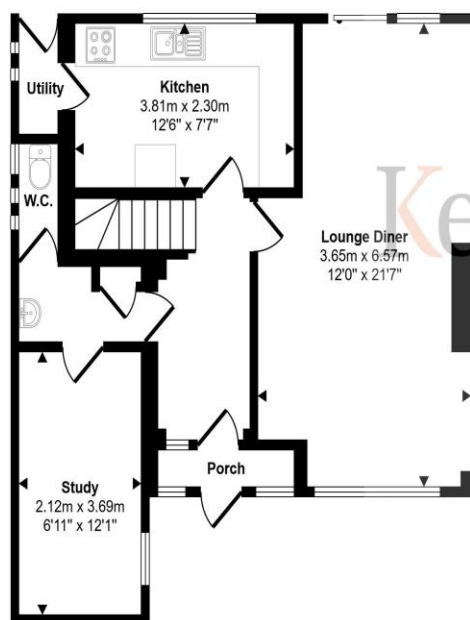
Energy Performance Rating: EPC C (75).

Solar Panels with Inverter.



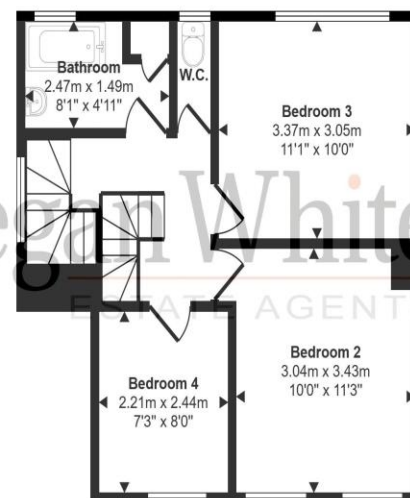


Approx Gross Internal Area
116 sq m / 1248 sq ft

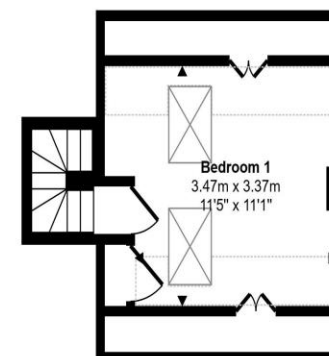


Ground Floor
Approx 54 sq m / 586 sq ft

Denotes head height below 1.5m



First Floor
Approx 41 sq m / 441 sq ft



Second Floor
Approx 21 sq m / 221 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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