

Keegan White
ESTATE AGENTS

1 Chippendale Close | £450,000







Features

- Large Corner Plot
- Additional Land At Rear
- Great Views
- Downstairs WC
- Driveway Parking
- Three Good Sized Bedrooms

This well maintained 3-bedroom semi-detached property comes with a large garden to the side and rear and also driveway parking. As you enter the property there is a spacious lounge and dining room to your right with patio doors out to the garden which has a patio area and lawn as well as an additional substantial area of land that could be utilised if required. The current owner has lived at the property for over three decades. The kitchen has a freestanding fridge freezer, oven, dishwasher and washing machine and a door out to the garden. There is also a downstairs cloakroom. Upstairs are three very generously sized bedrooms, the front ones having impressive views and a family bathroom which has a bath with overhead shower and houses the boiler which is 5 years old. There is a separate WC. The loft is insulated and has a ladder. The property would be ideal for a family looking to make somewhere their own due to the significant potential (subject to planning permission.)









Located to the north of High Wycombe's town centre, the house is conveniently located for the Royal Grammar School and has an array of local shopping stores within close proximity. For outdoor enthusiasts, there is open countryside within a few minutes' walk. Hughenden Park is in the shadow of a popular National Trust manor property steeped in history and is also close by. High Wycombe has a wide range of retail shopping, leisure and hospitality outlets to suit everyone's needs, with the excellent Swan Theatre and the sports centre at Handy Cross drawing people from far and wide. In this regard, the town has always been in high demand from people relocating here to take advantage of its excellent commuting opportunities with the reliable Chiltern Railway service to London Marylebone, as well as having Junctions 3 & 4 of the M40 on its doorstep. Schooling is another major factor with some outstanding primary schools and the highly regarded Wycombe High School for girls, the Royal Grammar School (as mentioned) and John Hampden Grammar School for boys.

Additional information to be verified by a solicitor:
EPC rating: C (71)
Council Tax Band: D

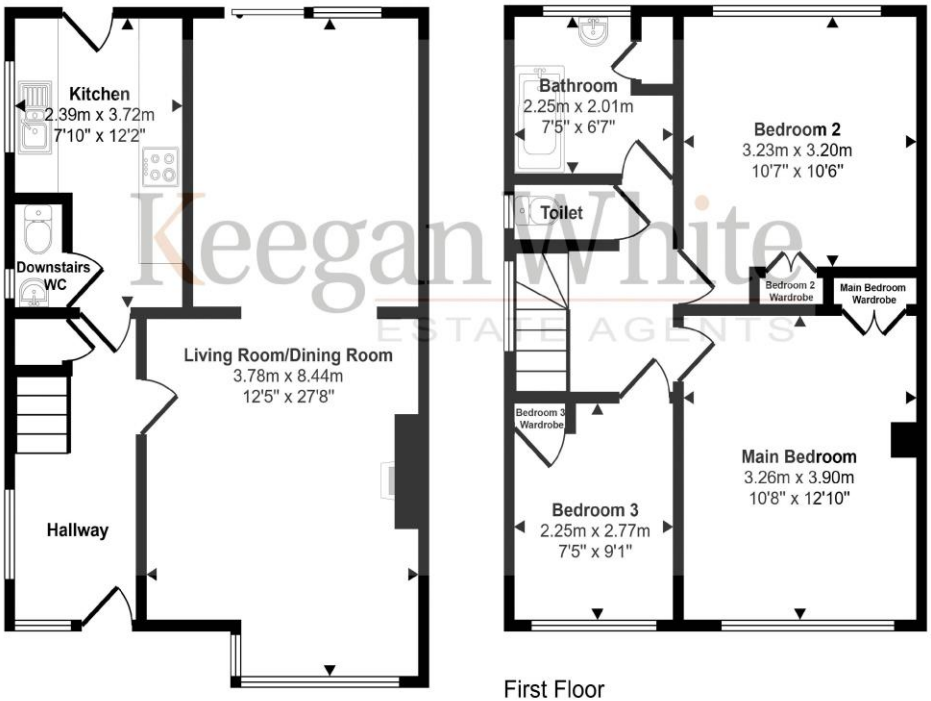
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Approx Gross Internal Area
89 sq m / 963 sq ft



Ground Floor
Approx 45 sq m / 489 sq ft

First Floor
Approx 44 sq m / 474 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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