



Keegan White
ESTATE AGENTS

16 Colne Road | £400,000



Features

- Beautifully Presented
- Southerly Garden
- Garage & Parking to Rear
- Three Reception Rooms
- Good Sized Bedrooms
- Modern Kitchen

There are steps that lead down to the front door which opens into a bright hallway with stairs to the first floor. The kitchen has a side door to the garden and a window overlooking the lawn to front. It is very well fitted with modern design and provides a wide range of storage units above and below the quartz worktops. There is a stainless steel sink with mixer tap, an integrated oven with electric hob and an extractor fan. A doorway leads into the dining room that has a window overlooking the back garden, and another doorway that leads into the bright living room which has twin glazed doors that open into the conservatory. To the first floor, the landing has a window to front aspect and the loft hatch. The bedrooms (particularly

the third bedroom) are all of a good size, with bedroom 1 having wall-to-wall fitted wardrobes, as well as views across the valley. The bathroom has window to side aspect and has a panel bath with overhead shower, and a hand basin that has vanity cupboard below, and there is a separate WC adjacent to this.

Externally, there is on street parking to front with a lawned garden, and gated side access to the rear garden which has a southerly aspect benefitting from sunlight all day long, and has a couple of storage sheds that frankly need a bit of attention. At the back of the garden there is a rear gate that leads to the car parking and garage which has power and lighting.



The property will make a super home for a first time buyer, or a family looking to upsize.

Colne Road is a popular residential street located to the east side of High Wycombe, and as it is a cul-de-sac there is no through traffic. There are a good number of local stores and a petrol station within walking distance, as is the well regarded Highcrest Academy. The Rye and Kingsmead Parks are located on the other side of the London Road, which both have numerous clubs, including cricket, rugby, tennis, bowling, and outdoor swimming & a gym at the Lido. In the

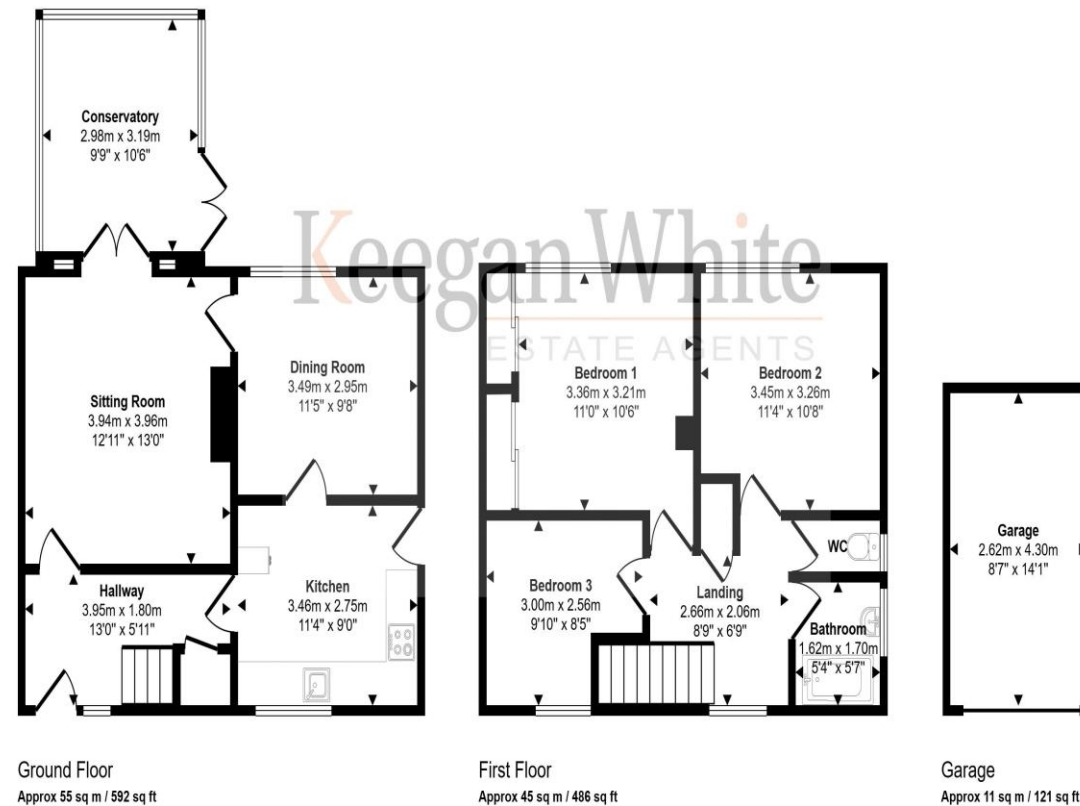
town centre there is a wide range of retail, leisure and hospitality venues, including the ever popular Wycombe Swan Theatre. The town is ideally located for commuters, with access to London Marylebone, Oxford, and Birmingham. In addition, for road commuters, Junction 3 of the M40 connects to the M25 within seven miles, with London Heathrow just beyond.

Additional Information:
Council Tax Band: C.
Energy Performance Rating: EPC D (66).





Approx Gross Internal Area
111 sq m / 1200 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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