



**Keegan White**  
ESTATE AGENTS

65 Chequers Avenue | £565,000



## Features

- Sought After Attractive Location
- 5 Bedrooms
- 2 Bathrooms And Downstairs Cloakroom
- Flexible Family Living
- Spacious Rooms
- Private Garden And Garage

Chequers Avenue is an impressive 5-bedroom town house within a popular development close to the train station and useful retail parks. On the ground floor is the open-plan spacious kitchen with integrated dishwasher, electric hob and oven and a washing machine. There is then a generous living area that has patio doors leading to the garden which has a convenient gate out to the garage and parking space. Also on the ground floor is a downstairs cloakroom. On the first floor are two spacious bedrooms and an ensuite to the larger front bedroom which has fitted

wardrobes. The rear bedroom has a balcony that catches the sun in the afternoon and evenings. On the second floor are three bedrooms and a family bathroom with bath and overhead shower. The largest bedroom has a fitted wardrobe. It has been kept in very good order by the current owner over the last ten years and would be ideal for flexible family living as one or more of the bedrooms could be used as a separate reception room or study. The property has a combi boiler, and the loft is partially boarded.



The Wye Dene development was built in 2011 by Berkeley Homes and forms an impressive development that provides a number of open spaces and parkland within it. The property is a short drive to the east of High Wycombe's town centre and has a number of retail and leisure facilities at the Ryemead Retail Park, including a Marks & Spencer Simply Food outlet, which is within a short walk. To the west is Kingsmead Park and to the east is Rye Park, both of which provide numerous clubs, including cricket, tennis, netball, bowling, rugby and outdoor swimming at the Wycombe Lido. High Wycombe has been subject to significant public and private re-development over recent years with the Sports Centre at Handy Cross and the Eden Centre at

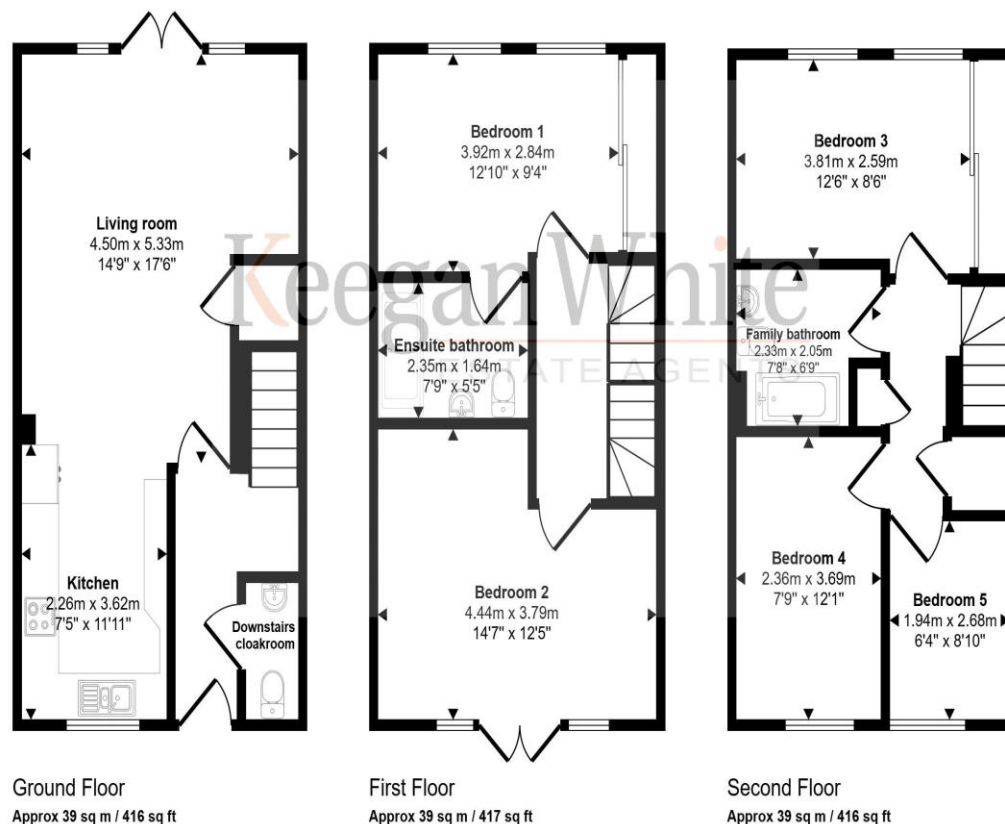
its heart providing a host of retail, hospitality and entertainment venues. For commuters the location is ideal for both rail and road users. The mainline railway station has fast trains reaching London Marylebone in under half an hour and for the road users, Junctions 3 & 4 of the M40 provide access to the M25 network, with London Heathrow Airport just beyond.

Additional Information:  
Energy Performance Rating: C (78)  
Council Tax Band: E  
Communal Service Charge: approximately £500 per annum.





Approx Gross Internal Area  
116 sq m / 1249 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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