



Keegan White
ESTATE AGENTS

31 Elora Road | £375,000



Features

- End Of Terrace
- Immaculate Throughout
- Contemporary Kitchen
- Parking & Garage
- Vendor Has Found – No Chain Above
- 762 Sqft / 71 Sqm

Steps rise to the front door that opens into the hallway which has stairs rising to the first floor and engineered wood flooring flowing into the living room. This has windows to front aspect and is open to the dining area to the rear that has had sliding patio doors inserted for garden access. The kitchen is superb and has been fitted out to the highest standard. It is complete with integrated dishwasher, oven, induction hob, and extractor fan. There are plenty of storage units above and below the quartz worktop, a stainless steel sink that has a mixer tap & waste disposal unit, tiled flooring and windows to rear aspect. The first floor landing has loft access, window to front and a cupboard that houses the high pressure Megaflo water cylinder. The

bathroom is as excellent as, if not better than the kitchen in its design. The three piece suite is finished off with a shower that has both hand held shower head and a drench shower above, with convenient inset shelving. The two bedrooms are both doubles, with the master bedroom to the rear having fitted wardrobes.

Externally, the property's title includes two parking bays that are at the foot of the external stairs and has the garage that is the farthest to the right in the block. There is a side gate that leads to the back garden which is fenced (dog proofed!) and has patio to the back of the house with a lawn and bedding to the rear.



Positioned in a corner of a cul-de-sac off Totteridge Road, the house is ideally located for local schools, shopping, commuting, and woodland walking for dog owners. High Wycombe is a busy market town that has benefited from significant re-development in recent years and is now a major regional town that has a host of amenities and facilities which are the envy of neighbouring towns. The two strongest draws for people to relocate to High Wycombe are the schools and the commuter links. There are numerous primary schools and the secondary schools, including Wycombe High School for girls, the Royal Grammar School

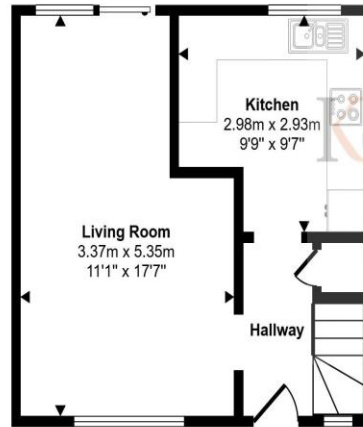
and the John Hampden Grammar School for boys which are all highly regarded. Located in between London and Oxford, High Wycombe is a commuter paradise; the mainline railway station provides regular and reliable services to London Marylebone in under half an hour, as well as excellent motorway links via the M40 and M25.

Additional Information:
Council Tax: Band C.
Energy Performance Rating: EPC C (70).





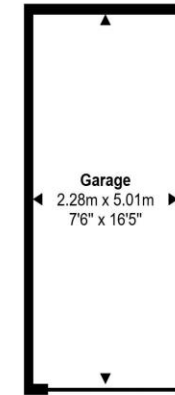
Approx Gross Internal Area
71 sq m / 762 sq ft



Ground Floor
Approx 30 sq m / 318 sq ft



First Floor
Approx 30 sq m / 321 sq ft



Garage
Approx 11 sq m / 123 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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