





Features

- No Onward Chain
- Semi-Detached
- Kitchen Diner
- Large Living Room
- Guest Cloakroom
- Above Average D (66) EPC

The front door opens into an entrance lobby and the guest cloakroom. A secondary front door opens into the modern kitchen diner that is equipped with the kitchen appliances, including a food waste disposal unit, and plenty of storage above and below the worktops and breakfast bar. A central hallway has a side door into a small lobby that has a side door to the garden, and another door that leads into the large living room that has window to rear, and glazed sliding doors that lead out to the garden. To the first floor, there is a landing that has loft access and an airing cupboard. There are three bedrooms, all of which are good sizes (particularly the 3rd

bedroom), and the family bathroom that has windows to front and side aspects, and comprises of a four piece suite including a panel bath, hand basin with vanity unit below, WC, and a shower cubicle. Externally, there is a shared driveway to front with parking and garden, along with a detached garage.

There is an outside tap, perfect for washing your car, and gated side access to the rear garden. This has a small patio area with a lawn, flower beds, shed, and fencing to borders. Overall the property appears to be in good order and would make an ideal family home.



Nelson Road is a no through road situated to the east side of High Wycombe and is well located for local amenities, schools, and commuting. Within walking distance, there is a small retail park at Ryemead Boulevard with an M&S Foodhall, along with the junior school at Beechview Academy, and Highcrest Academy senior school. For Road commuters, the London bound Junction 3 of the M40 is within a two mile drive, and trains to London Marylebone can be accessed from either High Wycombe, or Beaconsfield, taking less than half an hour to get into central London. Totteridge is well connected to the town centre on local bus routes, and a wide variety of retail,

leisure, hospitality, and entertainment venues are on offer to suit all people. For sporting enthusiasts, the house is located close to Rye Park and Kingsmead park, that have clubs on offer for rugby, netball, tennis, bowls, swimming and more.

Additional Information:

No Onward Chain

Gas Central Heating

Council Tax: Band D

Energy Performance Rating: EPC D (66)



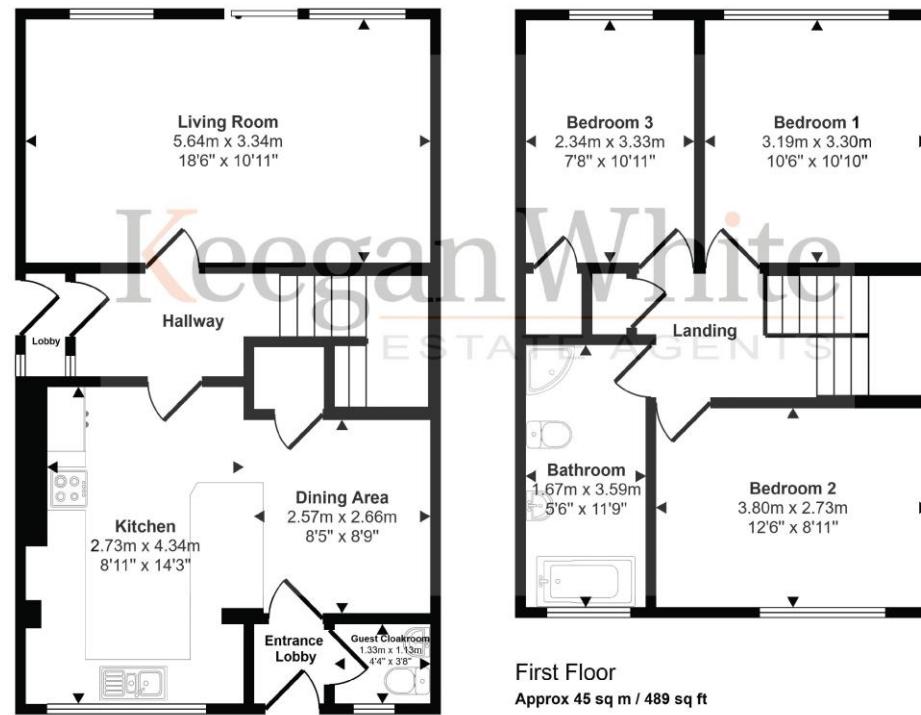
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Approx Gross Internal Area
98 sq m / 1052 sq ft



Ground Floor

Approx 52 sq m / 563 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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