



Keegan White
ESTATE AGENTS

8 Nelson Close | £475,000



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

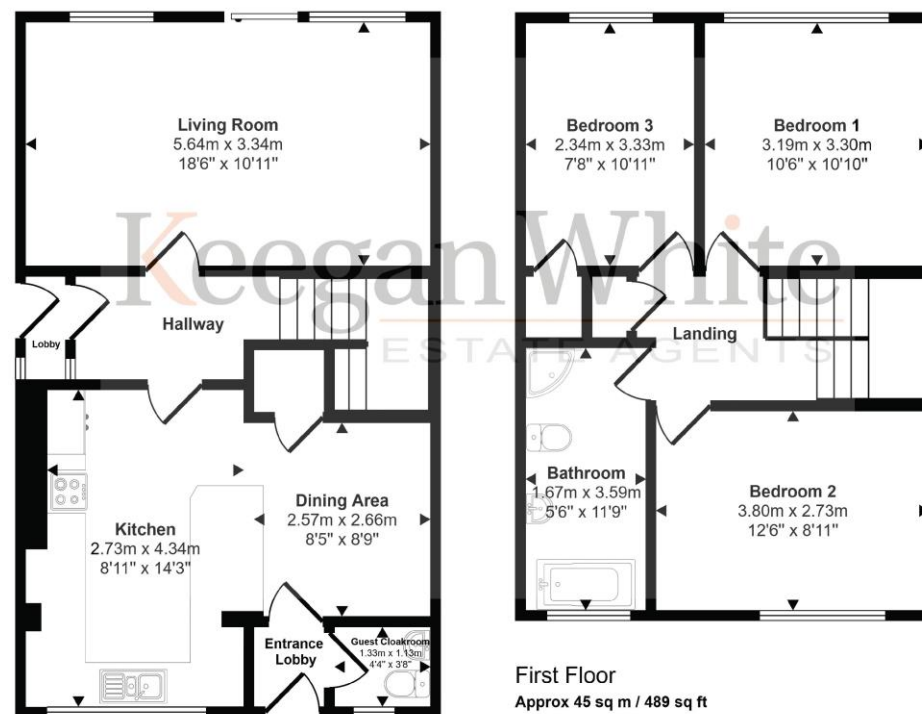
Council Tax: Band D

Energy Performance Rating: EPC D (66)





Approx Gross Internal Area
98 sq m / 1052 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.

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Keegan White Ltd. in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Keegan White Ltd. has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Keegan White Ltd. is a limited company registered in England & Wales with company number 9726292. Our registered office is 102-104 High Street, Great Missenden, Bucks, HP16 0BE

35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

Keegan White
ESTATE AGENTS