



Keegan White
ESTATE AGENTS

2 Ridgeside | £575,000



Features

- No Onward Chain
- Lots of Potential
- Garage & Parking
- Wide Plot
- Mains Gas Supply
- Countryside Views

The front door opens into an entrance lobby with a secondary front door leading into the central hallway with stairs rising to the first floor. To the front the dining room that has a feature fireplace and has access to a cellar that has restricted head height. The dining room has been partitioned off to create a single bedroom which adjoins this and has views across the countryside - this needs opening up! The kitchen is modern and well appointed with a wide range of storage units above and below the granite work tops. There is a 5 ring gas hob and integrated NEFF oven, grill and

microwave, the boiler is located in one of the cupboards and the side door gives access into the garden. The bathroom is centrally positioned and comprises of a modern four piece bathroom suite. The living room is to the rear and has steps leading down into another large living area with windows to side and rear. A doorway opens into a utility area that has plumbing for a washing machine. To the first floor are two double bedrooms, one benefiting from the beautiful views, and a nights cloakroom with a WC and handbasin.



Externally, there is a single garage with parking to front, and the main driveway parking to the right that has sufficient space for 2-3 cars. A side gate leads to the landscaped back garden that has fencing to borders. There is a large vegetable patch and greenhouse, and from there you will see a doorway giving some additional storage (restricted headroom) under the house.

Nestled in the heart of the Chiltern Hills, Bledlow Ridge is a highly regarded village that has a village hall, a country store, excellent pub (see Tripadvisor reviews for The Boot!) and Bledlow Ridge School that

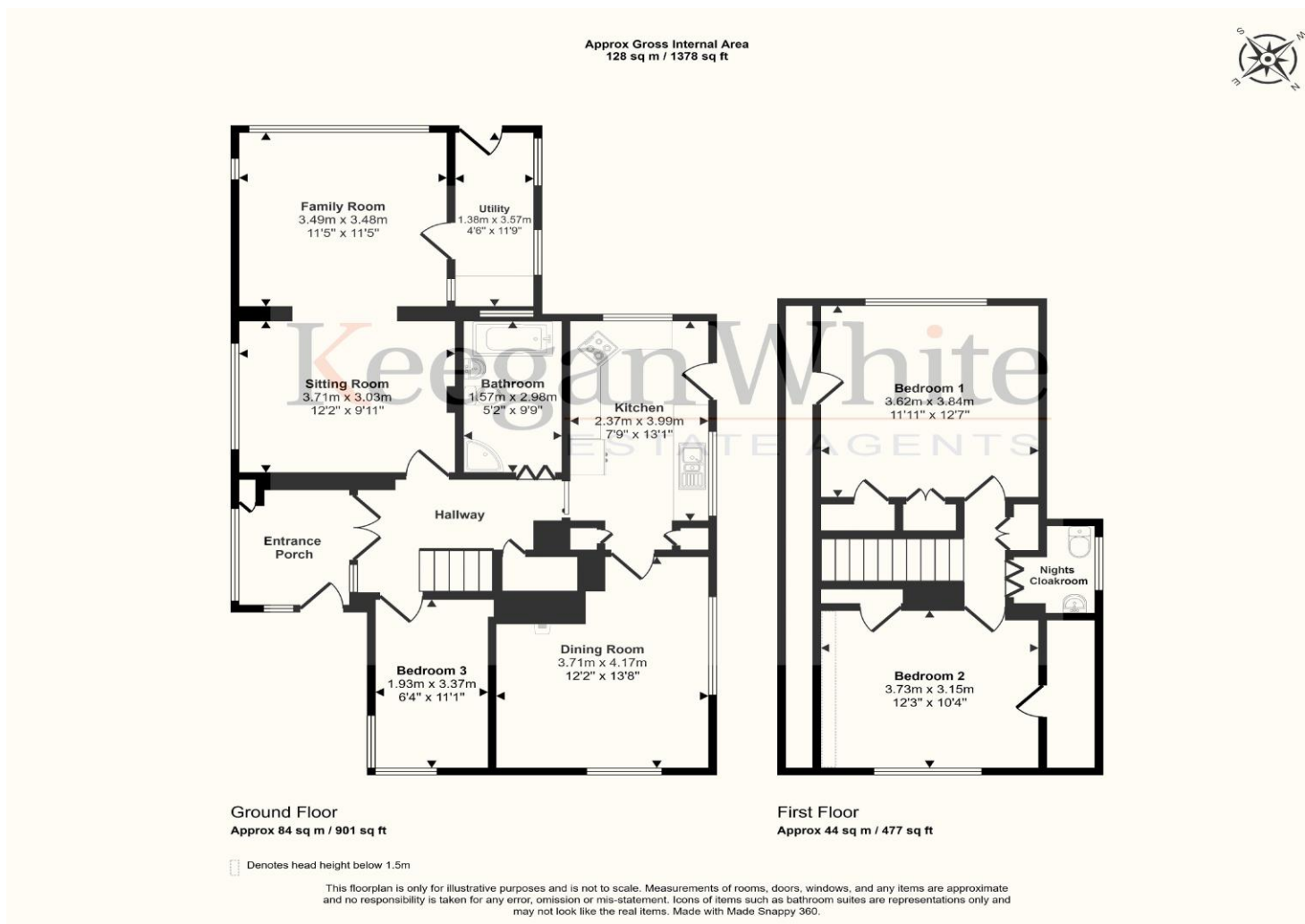
has a Good Ofsted rating. There are a few local clubs as well including the cricket club and tennis club, and of course, there are miles of countryside walks. Bledlow Ridge is situated between the towns of Princes Risborough and High Wycombe that both have a wide array of amenities and facilities, including the mainline railway stations. For road commuters, Junction 5 of the M40 is about a 6 mile drive away.

Additional Information:

Council Tax: Band F

Energy Performance Rating: EPC D (55)





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