





Features

- No Onward Chain
- Walk To Station
- End of Terrace
- West Facing Garden
- Two Double Bedrooms
- Resident Permit Parking

The main door opens into the living room, which is divided into two sections by the staircase. To the front is the lounge area, with a shallow bay window to front aspect, and the rear section for dining that has a back door leading out to the garden. At the back of the house is basic, but functional kitchen that has a window to rear aspect, sink & drainer, freestanding oven, washing machine, and a number of storage units above and below the worktop. The first floor landing has loft access, and there is

a double bedroom to front, another to the middle, and the bathroom, that comprises of a shower cubicle, hand basin, WC, and airing cupboard to the rear.

Externally, there is permit (£55 per year + visitor permits at £1.40 for 24 hours) parking on street, and the park garden has a raised patio section, a shed, with a lawn and a range of shrubs and trees.



Queen Street is a popular residential road located in Totteridge, and is within a 1/4 of a mile from the railway station and the town centre. High Wycombe is a busy market town within the Chiltern Hills, therefore open countryside is never far away. Within the town centre, there are a host of retail, leisure, hospitality and entertainment venues, along with the University and hospital. The railway station provides regular and reliable service into London Marylebone in under half an hour, and for road commuters, the town has Junctions 3 and 4 of the

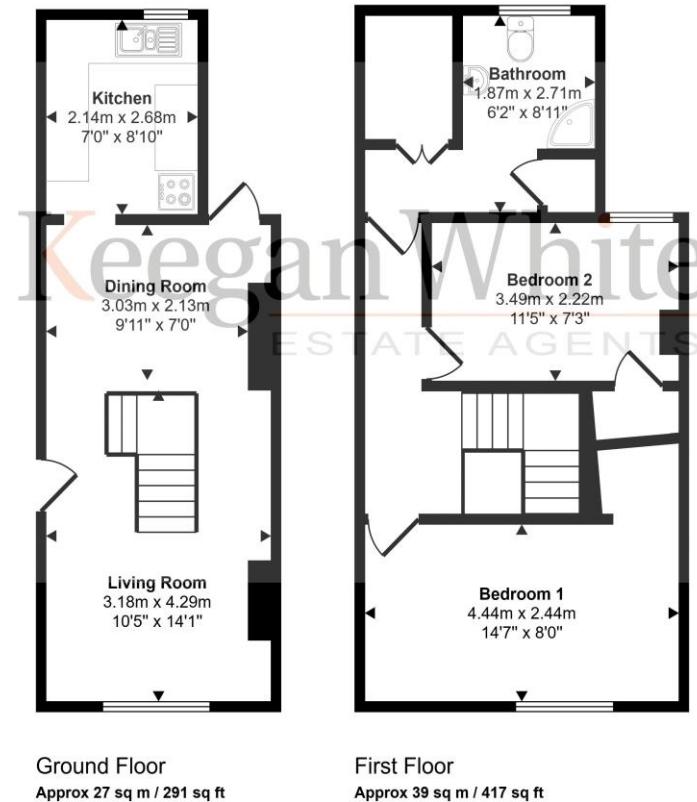
M40 that give access to London, Oxford, the M25 and London Heathrow Airport beyond.

Additional Information to be verified by solicitor:
Council Tax: Band C
Energy Performance Rating: EPC 60 (D)
Heating: Gas Central Heating





Approx Gross Internal Area
66 sq m / 707 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