



Keegan White

Keegan White
ESTATE AGENTS

4 Benjamin Road | £695,000



Features

- Detached Family Home
- Versatile 4 Bedroom Accommodation
- Three Receptions (5 Beds/ 2 Receptions)
- Kitchen/Breakfast Room
- Bathroom & Shower Room
- Large Level Garden & OSP

This substantial detached property located in the centre of High Wycombe has versatile accommodation set over three floors and takes advantage of a large level rear garden rare in properties this close to town.

The mainline railway station is an approx 7 minute walk. The front door leads into the hallway with stairs rising to the first floor and decorative window to the front. There is a large dual aspect reception room with doors into the garden at the rear. The second reception can also be utilised as a fifth bedroom and is also to the front of the house. A separate

kitchen/breakfast room with window to rear and door to side. Also on the ground floor level is a shower room with WC. The basement has one bedroom and a storage/boiler room. To the first floor are three bedrooms serviced by a bathroom with white suite. Outside to the front of the property is a garden and off street parking. To the rear a large level garden which is enclosed and laid to lawn with a further mature garden separated to the rear.

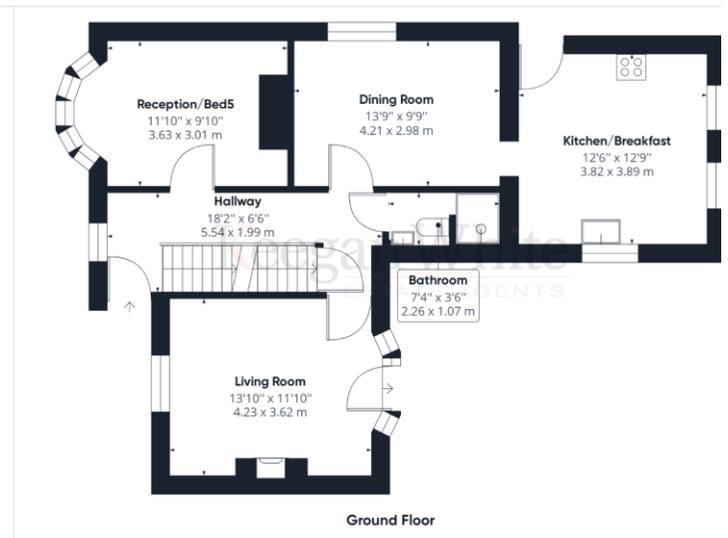
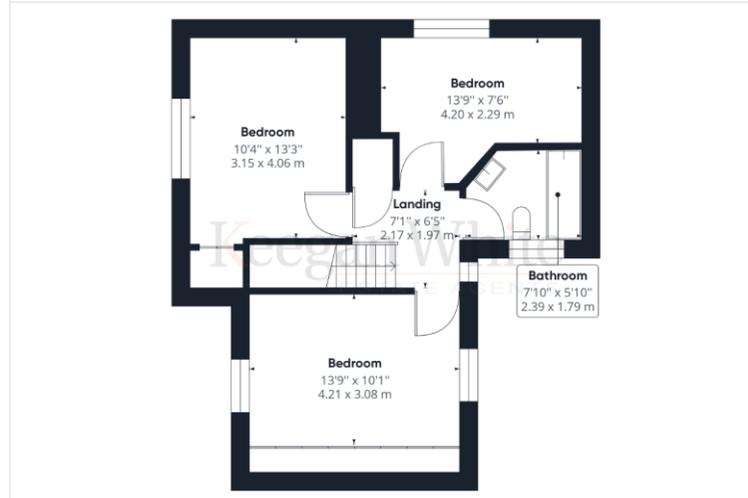


Ideally located to take advantage of all the town centre amenities, the property is within walking distance of the railway station and Bucks New University. High Wycombe remains a vibrant market town, with Eden a huge central retail and entertainment complex, a large array of schools, the extensive Wycombe Sports and Leisure Centre, the Swan Theatre and the mainline railway station which offers a regular and reliable service and links London Marylebone in approximately 25 minutes.

High Wycombe is also excellent for road commuters, being in close proximity to Junctions 3 & 4 of the M40 motorway, with access to the M25 about seven miles away and Heathrow Airport just beyond.

Property details: Council tax band E, EPC rating TBA.





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

33 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

Keegan White
ESTATE AGENTS