





**Keegan White**  
ESTATE AGENTS

## Features

- Complete Chain
- Two Reception Rooms
- Three Double Bedrooms
- Bespoke Kitchen
- Guest Cloakroom
- High Efficiency

The front door opens into a bright hallway with stairs to first floor, understairs storage, and a cloakroom. The kitchen has window to side aspect and patio doors that open to a secluded patio garden that is perfect for morning coffees, or evening sundowners! Bespoke in design, the kitchen is fitted to a very high standard with a range of storage units above and below the granite worktop, stainless steel 1 1/2 sink and drainer, dual ovens, integrated dishwasher, induction hob, and overhead extractor fan. Opposite this is a family room, or study, that has a utility cupboard and additional storage through a door to the far end. The living room is of a good size, with window to rear aspect and patio doors that lead out to the garden. The upstairs landing is spacious with loft access and an airing cupboard, and leads to the

three double bedrooms, one of which has an ensuite shower room with shower cubicle, and hand basin. The family bathroom comprises of a modern three piece suite, with a panel bath that has an overhead shower with screen, WC, hand basin with vanity units, heated chrome towel rail and storage in the eaves.

Externally, there is driveway parking to the front with additional parking immediately opposite (see virtual tour), and landscaped gardens with a small, secluded patio area. There is side access to a tiered rear garden that is well established with shrubs and herbaceous planting throughout creating a tranquil and serene setting. Steps rise to a back gate that opens the Totteridge Recreation Ground, providing an excellent shortcut to Highworth Combined School & Nursery.



Elmhurst Close is comprised of eight properties and is located in Terriers, a suburb to the north of High Wycombe's town centre. Within a short walk is the Royal Grammar School, and Highworth Combined School, along with a decent range of local shopping. Just over a mile away is the town centre and the railway station that has connection to London Marylebone in under half an hour on the Chiltern Railways' fast trains. High Wycombe is a market town that has benefited from significant redevelopment in recent years and has a host of amenities and facilities including the Wycombe Swan Theatre, and the Eden Centre which has an abundance of retail, leisure and hospitality

venues. Reknowned for its excellent schooling, people also move to the area due to its excellent commuting benefits, and for road commuters, High Wycombe has access to both Junctions 3 & 4 of the M40, with the M25, London Heathrow, and Oxford beyond.

#### Additional Information:

The vendor is moving into a newbuild home with completion towards the end of February 2025.

Council Tax band: F.

Energy Performance rating: B (89).





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Approximate total area<sup>(1)</sup>

1149.37 ft<sup>2</sup>

106.78 m<sup>2</sup>

Reduced headroom

58.02 ft<sup>2</sup>

5.39 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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