



**Keegan White**  
ESTATE AGENTS

33 Fernside | Great Kingshill | £520,000





## Features

- Three Double Bedrooms
- Living Room
- South Westerly Facing Garden
- Detached Garage
- Double Glazed
- Wet Room

The front door opens into a spacious hallway providing access to all rooms, a storage cupboard and loft hatch. Bedroom one has front aspect with an extensive range of fitted wardrobes, cupboards and drawers, bedroom two is a double with front aspect. The wet room has a shower, pedestal basin, low level WC and fully tiled walls. The kitchen with above and under counter units including a new oven and induction hob, space and plumbing for washing machine, fridge and freezer. There is a dining room at the rear of the property which could be used as an additional bedroom. The living room

is of a good size and has a feature electric fire in the fireplace, and UPVC casement doors leading out to the patio and back garden. The front garden is laid to lawn with a driveway running along the length of the property leading to a garage and the fully enclosed rear garden with patio area, artificial lawn and well established shrub and plant borders.





Nestled in the Chiltern Hills, Great Kingshill forms part of Hughenden Parish and is located in between the towns of Great Missenden, High Wycombe, and Amersham, all of which have a host of retail, leisure, entertainment venues. The village itself has a local store, located opposite the cricket club, which are just over a mile away from the house. There are local groups and societies within the village, and the well regarded Great Kingshill Church of England primary school and Pipers Corner School. Further schooling, with a variety of good and outstanding Ofsted ratings, can be found at Widmer End, Cedar Park, Holmer Green and Little Kingshill. People relocate here to take

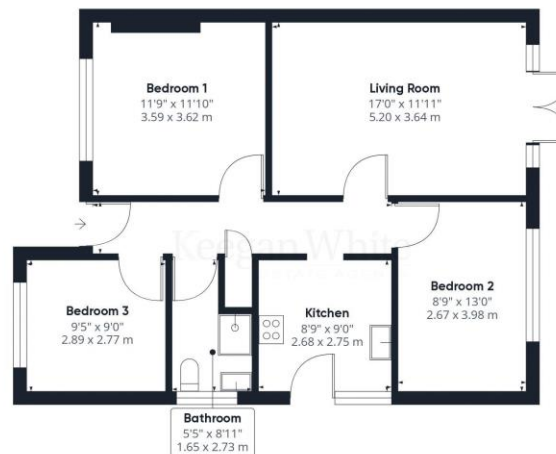
advantage of the excellent schooling options, with Grammar Schools and Private Schools also on offer. For commuters, there are multiple rail options from Amersham, Great Missenden and High Wycombe. Similarly for road commuters, the M40 is about 6 miles away, with the M25 and London Heathrow Airport just beyond.

Property information to be verified by a solicitor

EPC Rating: D (68)

Council Tax Band: E





Ground Floor Building 1



Ground Floor Building 2

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

891.9 ft<sup>2</sup>

82.86 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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