



**Keegan White**  
ESTATE AGENTS

482 West Wycombe Road | £595,000



## Features

- Large Family Home
- High Specification Finish
- Original Features
- Plenty of Parking
- Landscaped Gardens
- Three Reception Rooms

The light dances around the entrance hallway from the stained glass windows to the front door, and from the hallway the stairs rise to the first floor which have convenient storage beneath. Amtico flooring with herringbone style flows through the ground floor accommodation, which includes a bay fronted sitting room to front, a central family room that has windows to front and rear, a spectacular kitchen, with a separate utility room and guest cloak room to the rear, and stable doors from the kitchen open into a bright orangery to the side. The kitchen, with a large larder, is exquisitely finished with sensory, accented lighting in a minimalistic style

providing integral AEG induction hob, extractor, oven, dishwasher and fridge freezer appliances. The first floor landing provides loft access and gives access to the three double bedrooms and the contemporary bathroom suite that has a hand basin with vanity storage, chrome towel rail, WC, panel bath, shower screen and an Aqualisa shower that can be turned on by a mobile app. Externally, the house has gates to the front gardens that provide parking for numerous vehicles and a side gate leading into the back garden. This is split into two sections, with a large patio area for dining and entertaining, with a couple of steps up to the lawn.



Ideal for families, the house is located to the west side of High Wycombe, only a short walk away from the Walled Garden, Clara's Corner, the National Trust Dashwood Estate, the famous Mausoleum, Golden Ball, West Wycombe Caves, and the historic village of West Wycombe beyond in the stunningly beautiful Chiltern countryside. Within easy access to High Wycombe Town centre offering rapid access into London Marylebone (under half an hour on the fast trains), as well as excellent road links with the M40 and M25 that provide access to other motorway networks and London Heathrow. With this appeal, there has been much public and private sector investment in

the town over recent decades, with a brand new state of the art sports centre at Handy Cross (M40 Junction 4), the Eden Centre that provides a host of leisure facilities and many popular retail outlets and The Swan Theatre.

Additional Information:

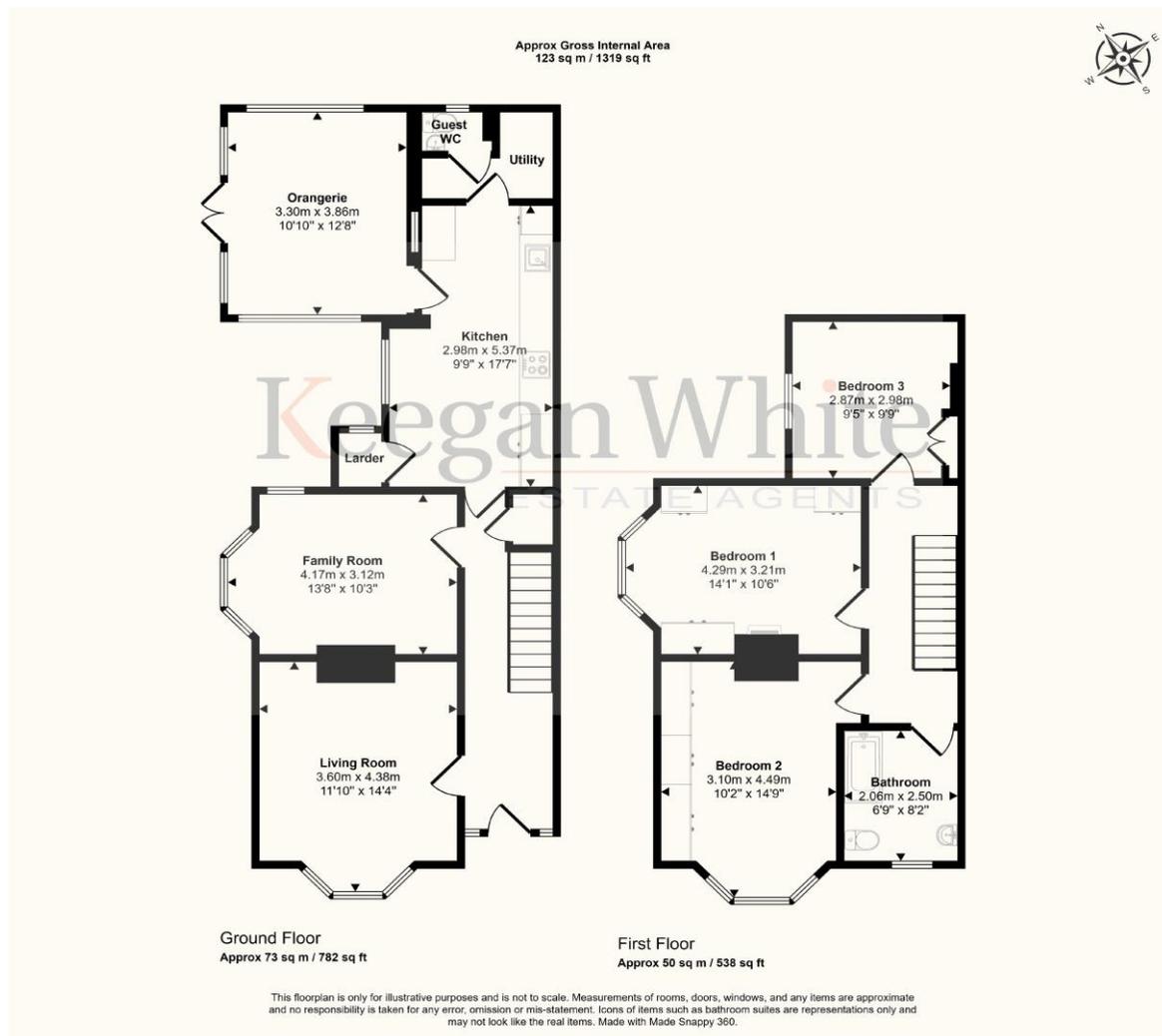
Council tax Band: E.

Energy Performance Rating: D (67).

Heating: Gas Central Heating with last service in 2025.

All windows replaced in 2023 by Residence Collection R9.





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