



Keegan White
ESTATE AGENTS

64 Beech Road | £425,000



Features

- Great Location
- Off-Street Parking
- Close To Schools
- Ideal For Commuting
- Garage
- Large Garden

The front door opens into the entrance hall that has a window to side aspect, stairs rising to the first floor with under stairs storage, and gives access to the ground floor accommodation. The living room and dining room have been opened up into one long room that has a bay window with fitted blinds to the front, and patio doors to the rear. The kitchen is a little bit dated, but perfectly functional, and provides plenty of storage above and below the worktops, a window to side aspect, with the boiler fitted to

the rear wall next to the back door. To the first floor is the modern bathroom suite with window to front aspect, two double bedrooms, and a surprisingly large single bedroom. Externally, there is driveway parking to front for a number of vehicles, with a side gate leading to the rear. The back garden feels long and narrow, but could be widened by cutting back the very thick hedging. Right at the end is a detached single garage that is accessed via a service road.



Beech Road is to the east side of High Wycombe and conveniently positioned for local amenities which include the Ryemead retail park that offers a range of stores numbering among them an M&S Simply Food. The Marsh School and Loudwater Combined School are the closest Primary Schools and for older pupils, High Wycombe has a number of well regarded Grammar and Secondary Schools. For recreational and leisure pursuits, the town offers a wide range of activities and clubs with facilities for people of all abilities and ages. Many of these are found on Kingsmead and Rye Parks that are within

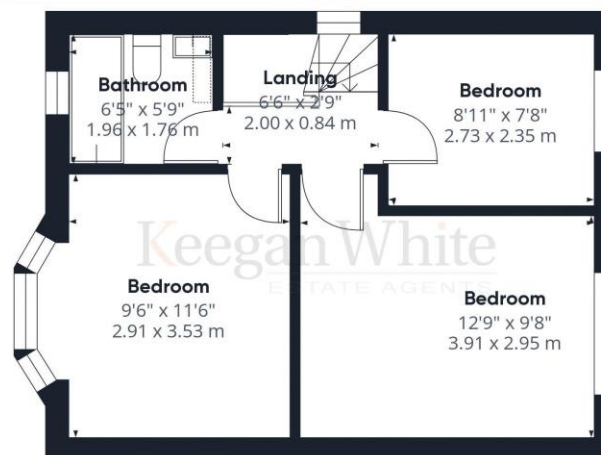
walking distance, including netball, rugby, bowling, tennis, cricket, and open air swimming at the Lido. The town centre itself is about two miles to the west and offers further amenities including the Eden Shopping Centre and mainline railway station which links London Marylebone in under 25 minutes. In addition, for road commuters, Junction 3 of the M40 is a five minute drive away.

The property is being sold with no onward chain and all viewings are to be booked in advance by appointment.





Ground Floor



Floor 1

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Approximate total area⁽¹⁾
775.33 ft²
72.03 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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