



**Keegan White**  
ESTATE AGENTS

4 Hillcrest | £264,500





## Features

- Two Double Bedrooms
- Private Garage
- New Hot Water Tank
- Vacant Possession
- Bright and Airy Apartment
- Close To Station

Located in Hillcrest, the communal front door leads into the entrance lobby with the stairs rising to upper floors, where this apartment can be located to the first floor. On entering, there is a central hallway that gives access to all rooms and has the security door entry phone. To the right is the modern fitted kitchen that has a window, a range of base and eye level storage units, the sink and drainer, hob with overhead extractor fan, integrated oven, dishwasher, freestanding washing machine, and Samsung fridge

freezer which can be included subject to negotiations. The living room has a large window and room for a sofa suite and dining table. The two bedrooms are doubles and the family bathroom has a panel bath with overhead shower, shower screen, WC, and a handbasin with vanity storage units.

Externally, the property has its own garage, and there are communal gardens and parking.



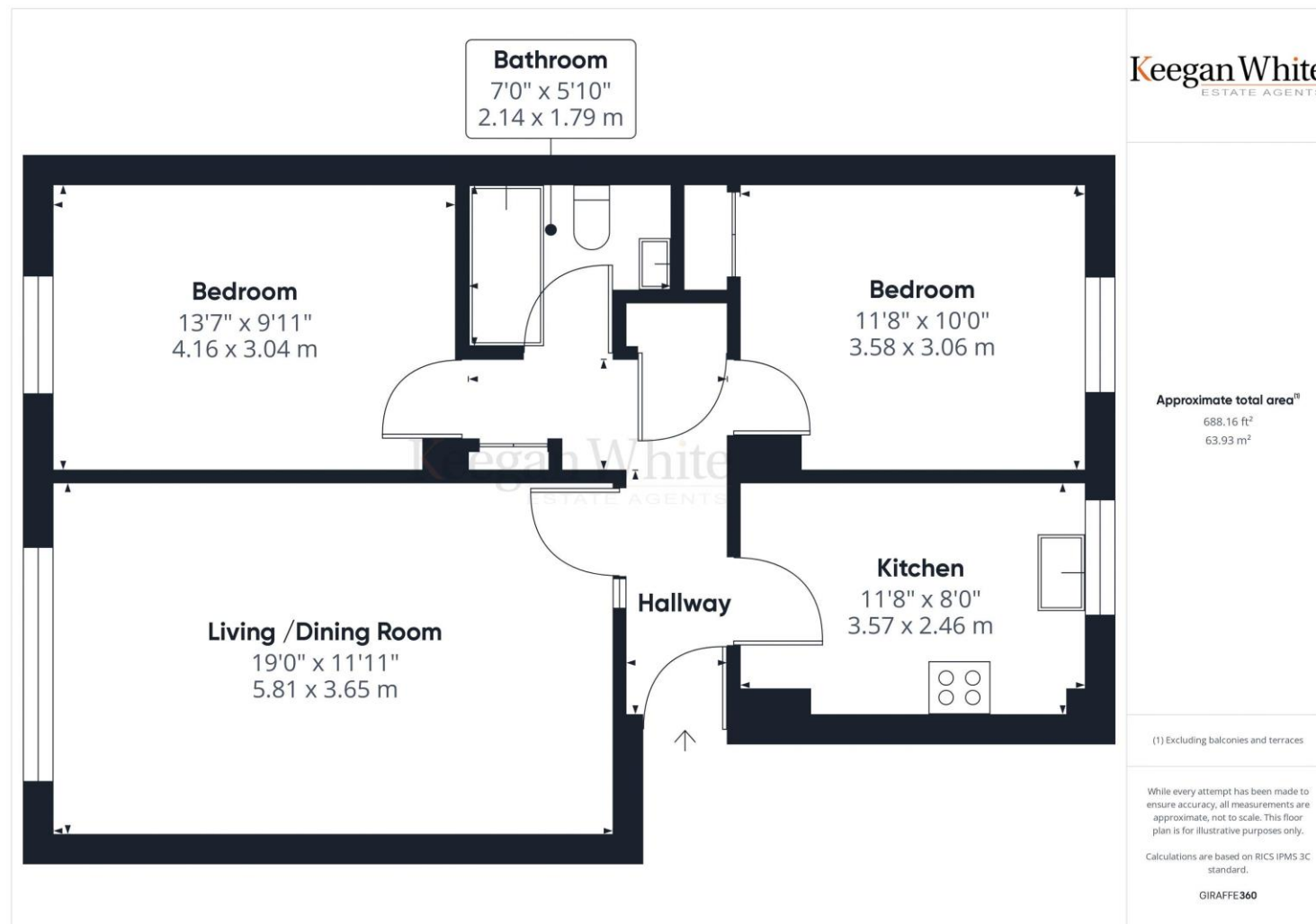
The property is within a few minutes walk of the railway station with its enviable service to London Marylebone in under 25 minutes, as well as the town centre with all this has to offer. The facilities here are diverse, from the excellent range of retail shopping, public houses, restaurants and the Swan Theatre to the Rye Park with its boating pond and the National Trust's Hughenden Manor with miles of open Chiltern countryside walks. The town has transformed over the last couple of decades with significant public and private sector investment, for example the Sports Centre at Handy Cross with its Olympic sized swimming pool and a host of other ultra-contemporary fitness activities. Not only is High Wycombe a thriving market town, it

is also ideally positioned within London's commuter belt and not just with the convenient rail access, but also the superb road transport links with access to both Junction 3 & 4 of the M40 that provide quick access to the M25 network as well as London Heathrow.

Additional Information to be verified by solicitor:  
EPC rating: C (80)  
Council Tax Band: C  
Lease Length: 944 years with Share of Freehold  
Service Charges: £145 per month







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

33-35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: [wyc@keeganwhite.co.uk](mailto:wyc@keeganwhite.co.uk)

[keeganwhite.co.uk](http://keeganwhite.co.uk)

**Keegan White**  
ESTATE AGENTS