

# Private Road Behind The Rye

## £750,000 - Freehold

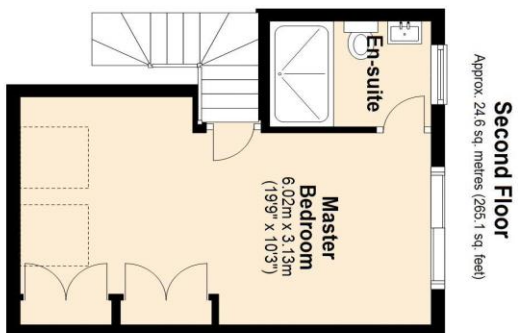
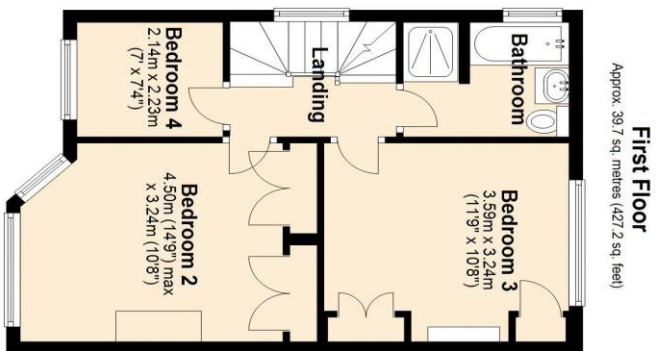
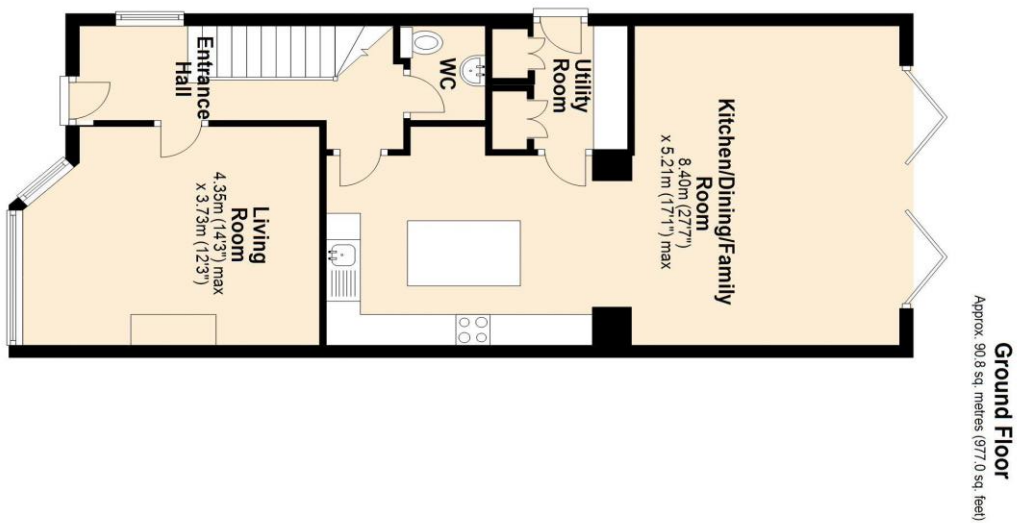


Located in the heart of one of High Wycombe town centres most popular residential pockets, with a great position on a private road and within a very short walk to the Rye park this spacious and stunning 1930's four bedroom property is set to impress. The property has been tasteful and cleverly extended and renovated by the current owners and is offered to the market in superb condition throughout. The possibilities are huge with the additional space offered by the detached summer house/cabin at the foot of the landscaped garden. The property is sold with the incredible benefit of NO CHAIN and viewings will commence from Saturday 20th January.

Extremely Popular Location  
17' 3" x 12' 7" Summer House  
Huge Further Potential

Open Plan Kitchen / Family  
Fully Renovated Throughout  
Driveway for 3 vehicles

**80 Keep Hill Drive, High Wycombe, Buckinghamshire, HP11 1DT**



Total area: approx. 155.1 sq. metres (1669.4 sq. feet)  
These measurements are not to an exact scale, more they are for guidelines and to give a rough estimate  
Plan produced using PlanUp.

## **Accommodation Comprises:**

### **Entrance Hall:**

Double glazed front door to entrance hall, double glazed window to side aspect, radiator, wooden floor, stairs rising to first floor with under stairs storage cupboard, spotlights, door to:

### **Living Room:** 14' 3" max x 12' 3" (4.34m x 3.73m)

Double glazed windows to front aspect with white shutters, open fire, radiator, wooden floor, spot lights.

### **Kitchen/Diner/Family Room:** 27' 7" x 17' 6" max (8.40m x 5.33m)

The kitchen is recently refurbished and fitted with a range of base and eye level units with granite work surfaces over and a large central island bench with integrated wine/drinks fridge. large recess in the wall housing American style fridge freezer, integrated Neff oven and Neff induction hob with stainless steel Hotpoint extractor fan over, integrated gaggenu dishwasher, 1 1/2 bowl stainless steel sink unit with mixer taps and Quooker boiling water tap, wooden floor, spot lights, opens to:

**Dining and Family Room:** A large light and open space with vaulted ceilings with 3 velux windows and rear wall of double glazed bi-fold doors overlooking the rear garden, one feature wall of fitted floor to ceiling book shelves and cupboard units, two vertical radiators, wooden floor, spotlights

### **Utility room:** 7' 7" x 6' 4" (2.31m x 1.93m)

Double glazed door to side aspect, fitted with a range of base and eye level units with work surface over and space and plumbing for washing machine and tumble dryer, one wall of fitted built in cupboards, wood flooring, spotlights.

### **Cloakroom:**

low level WC, pedestal wash hand basin, heated towel rail, extractor fan and spotlights on sensor, wooden floor.

### **First Floor Landing:**

Double glazed window to side aspect, spotlights, stairs rising to first floor.

### **Bedroom 2:** 14' 9" max x 10' 8" (4.49m x 3.25m)

Double glazed window to front aspect, wall of fully fitted wardrobes, radiator, spotlights.

### **Bedroom 3:** 11' 9" x 10' 8" (3.58m x 3.25m)

Double glazed window to rear aspect, two built in cupboards/wardrobes, feature cast iron fireplace, radiator, spotlights.

### **Bedroom 4:** 7' 4" x 7' 0" (2.23m x 2.13m)

Double glazed window to front aspect, radiator, spotlights.

### **Bathroom:**

Large walk in fully tiled shower with large rain head plus hand held shower attachment, bath with tiled side panel, enclosed cistern WC, large basin inset in vanity unit, heated towel rail, frosted double glazed window to side aspect, spotlights, tiled floor.

### **Second Floor Landing:**

Double glazed window to side aspect, door to

### **Master bedroom:**

Two double glazed velux windows to front aspect , double glazed patio doors to rear aspect with Juliet balcony, two built in wardrobes, radiator, spotlights.

### **En-suite:**

Large walk in fully tiled shower, fully tiles walls and floor, low level WC, large wall mounted basin with vanity drawers underneath, heated towel rail, frosted double glazed window to rear aspect, spotlights.

### **Outside:**

#### **Driveway**

Block paved driveway for 2+ vehicles, with gated side access to:

#### **Garden:**

Large area to the side of the house paved and shingle areas with ample space for bin storage and sheds plus a dog shower and external power points, leading to the large level patio area immediately off the family room. Railway sleeper and shingle steps lead up to the level lawn area with shrub borders and gated rear access into the woodland behind. Fully fenced and secure. Housing the:

### **Summer House/Cabin/Office**

Very large detached cabin at the foot of the garden with double glazed doors and windows to the front, wood flooring, spotlights, radiators and power with a bathroom area with low level WC and wash hand basin and space and plumbing for a shower. There is also a hair washing basin for a hairdressers/barbers.

### **Council Tax Band: D**

### **EPC Rating: C**

Residents association contribution to maintenance of private road of £35 per annum.

### **Please Note**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.

**TO VIEW THIS PROPERTY:-  
PLEASE CONTACT CRENDON HOUSE ESTATE AGENTS ON  
01494 526313**