



Keegan White
ESTATE AGENTS

34 Wingate Avenue | £425,000



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Features

- Extended Three Bedroom Semi-Detached
- Impressive Views To Rear
- Very Good Condition
- Loft Conversion
- Driveway Parking For Three Cars
- Good Sized Garden

34 Wingate Avenue is an extended 3 bedroom semi-detached property that has impressive views to the rear. There is a large lounge/diner with patio doors out to the paved area of the garden. The kitchen is a good size with dishwasher and double oven and plenty of workspace. To the side is a utility area with washing machine and freestanding fridge freezer. Further down the extension is a downstairs WC and an office with window that overlooks the lawned area of the garden and houses the gas boiler.

Upstairs are three bedrooms - the main is at the front, the second at the rear which has an airing cupboard which has the water tank within it and the third bedroom can house a small double bed. There is a family bathroom with bath and separate shower. There are also stairs up to a loft conversion which is being used as a bedroom by the current owners. The front driveway has space for 3 cars. The remaining loft has a ladder which is partially boarded.



Wingate Avenue is a short walk from local shops, schools and Totteridge Common. The busy market town of High Wycombe is nearby and includes a large central retail and entertainment complex, an array of renowned schools, the extensive Wycombe Sports and Leisure Centre, the Swan Theatre and the mainline railway station which offers a regular and reliable service and links London Marylebone in approximately 25 minutes.

High Wycombe's location is ideal for commuters by road, being in close proximity to Junctions 3 & 4 of the M40 motorway and access to the M25 is about seven miles away.

Other information to be verified by a solicitor: EPC Rating: E Council Tax Band: C

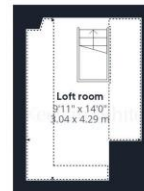




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1119.12 ft²
103.97 m²

Reduced headroom

70.02 ft²
6.51 m²

(1) Excluding balconies and terraces

⌊ Reduced headroom
(below 1.5m/4.92ft)

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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