



Keegan White
ESTATE AGENTS

105 Bowerdean Road | £375,000



Features

- Semi Detached
- Three Bedrooms
- Well Presented
- Modern Shower Room
- Large Gardens
- Walking Distance to Station

The front door opens into an entrance hallway with stairs leading up to the first floor and storage below the stairs. A door way leads into the living room that has window to front aspect and to the rear is the kitchen. The kitchen has a wide range of base and eye level storage units set above and below the worktop. There is a built in oven with gas hob above and overhead extractor fan as well as an integrated slimline dishwasher. There are two windows overlooking the garden, a sink & drainer, with plumbing for washing

machine and space for fridge freezer. A secondary hallway leads to the modern shower room, with windows to side and rear, close coupled WC, handbasin with vanity unit below, and a large shower. To the first floor is a landing with loft access, and three generously proportioned bedrooms. Externally, there is tarmacked driveway parking to the front, with a side gate leading to the back of the house. The rear garden is large and has a patio area with expansive lawn, shrubs and trees beyond.

105 Bowerdean Road | High Wycombe | HP13 6AY



Bowerdean Road is a popular residential area just to the east of High Wycombe's town centre. It has schools and local stores in close proximity and the house is in walking distance of the railway station, the Rye Park and the town centre. High Wycombe is a market town that has a wide range of retail, leisure, dining and entertainment venues that make it the envy of neighbouring towns. Possibly the two strongest draws for people to relocate to High Wycombe are the schools and the commuter links. Firstly, there are numerous primary schools and the secondary schools, including Wycombe High School for girls, the Royal Grammar School and the John Hampden Grammar School are of a high

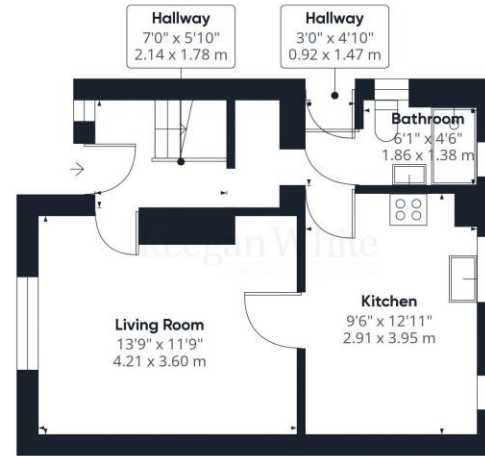
calibre. Given its location between London and Oxford, High Wycombe is a commuter paradise; the mainline railway station provides regular and reliable services to London Marylebone in under half an hour, as well as excellent motorway links via the M40 and M25.

Additional Information to be confirmed by Solicitor:

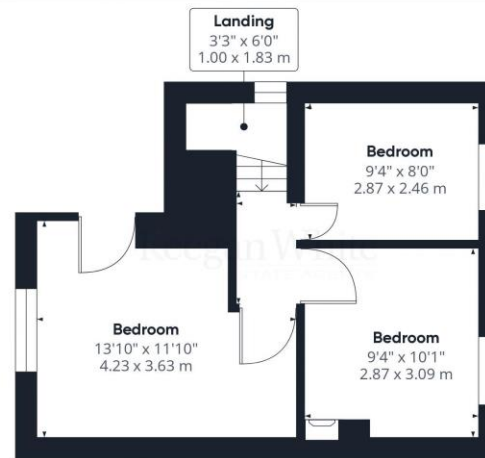
EPC Rating: TBC

Council Tax Band: C





Ground Floor



Floor 1

Approximate total area⁽¹⁾
722.29 ft²
67.1 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.

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