



Keegan White
ESTATE AGENTS

87 Amersham Road | £500,000



Features

- Period Property
- Beautifully Presented
- Three Double Bedrooms
- Two Bathrooms
- Large Garden
- Walk To Station

The front door opens into a bright and inviting entrance hallway with hardwood flooring that flows through most of the ground floor accommodation and has stairs rising to upper floors. To the front is the sitting room with bay window with double doors that open into the dining room, that has a working fireplace, and patio doors that lead out to the rear garden. Beyond this is the contemporary kitchen comprising of granite worktops with storage units above and below, butler sink, gas oven with gas hob and overhead extractor fan, window to side aspect and a side door

to the garden. To the rear is a guest cloakroom, and a third reception room that could be utilised as a playroom, or study, for example. To the first floor are two double bedrooms, one of which having the addition of an ensuite, along with the main family bathroom. To the second floor as a further bedroom with velux window to fronts and a dormer window to the rear, along with a cupboard and eaves storage. Externally, there is driveway parking to front with side access to the rear. The back garden is quite long, with an outbuilding about half way down that has power and lighting.



Located to the north of High Wycombe's town centre, the house is conveniently located for the Royal Grammar School and has an array of local shopping stores in close proximity. For outdoor enthusiasts, there is open countryside within a few minutes walk. High Wycombe has wide range of retail shopping, leisure and hospitality outlets to suit everyone's needs, with the excellent Swan Theatre and the new sports centre at Handy Cross drawing people from far and wide. In this regard, the town has always been in high demand from people

relocating here to take advantage of its excellent commuting opportunities with the Chiltern Railway service to London Marylebone, as well as having Junctions 3 & 4 of the M40 on its doorstep. Schooling is another major factor with some outstanding primary schools and the highly regarded Wycombe High School for girls, the RGS and John Hampden Grammar School for boys. Council Tax Band D EPC Rating E (43).





Approximate net internal area: 1316.84 ft² / 122.34 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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