



**Keegan White**  
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102 Bowerdean Road | £415,000





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## Features

- 3 Bedroom Semi with Gound Floor Extension
- Bathroom & Night Cloakroom
- 2 Reception Rooms
- Driveway Parking
- Enclosed Level Garden
- Central Location Close to Station

This 3 bedroom semi detached property is located in the centre of the town, level walking distance of the mainline railway station into London. The ground floor accommodation has been extended to the rear and includes an additional reception room.

To the front is a door into the an entrance hall which is an addition to the original design. From here there are stairs to the first floor and access to the living room which in turn leads into the kitchen, bathroom and 2nd reception room. To the first floor are three bedrooms 2 of which overlook the garden

and there is a night cloakroom. Outside to the front of the house is driveway parking and to the rear a level garden which is enclosed and laid predominantly to lawn.

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 whilst the house is in walking distance of the railway station and town centre, local bus routes are also in close proximity. High Wycombe is a busy market town that has benefited from significant redevelopment in recent

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years and is now a major regional town with a host of amenities and facilities that are the envy of its 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 in 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

Property details: EPC rating C, Council Tax Band C (These should be verified by your solicitor).



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Approximate total area<sup>(1)</sup>  
946.81 ft<sup>2</sup>  
87.96 m<sup>2</sup>

(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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