



Keegan White
ESTATE AGENTS

17 Edmunds Gardens | £225,000



Features

- Long Lease
- Sun Flow Electric Heating System
- Triple Glazing
- Good Storage Area
- Vacant Possession
- Refitted Bathroom

A communal front door with entryphone system leads into the shared entrance hall which benefits from a large storage cupboard. The private front door opens into a hallway with an additional storage cupboard and doors to the bedrooms, bathroom and living accommodation. The sitting/dining room has triple glazed doors opening to a communal garden area. The kitchen has a window offering rear aspect and is a good size with a range of base and eye level units, space for fridge freezer, dishwasher, washing machine and cooker with extractor over. Bedroom one provides sufficient space for

double bed and plenty of storage whilst bedroom two is a good sized single. The recently refitted family bathroom has part tiled walls, low level wc, pedestal basin and panelled bath with shower over. Outside there is off street communal parking for both residents and visitors and this attractive development has surrounding landscaped gardens that are predominantly laid to lawn and surrounded by mature trees.

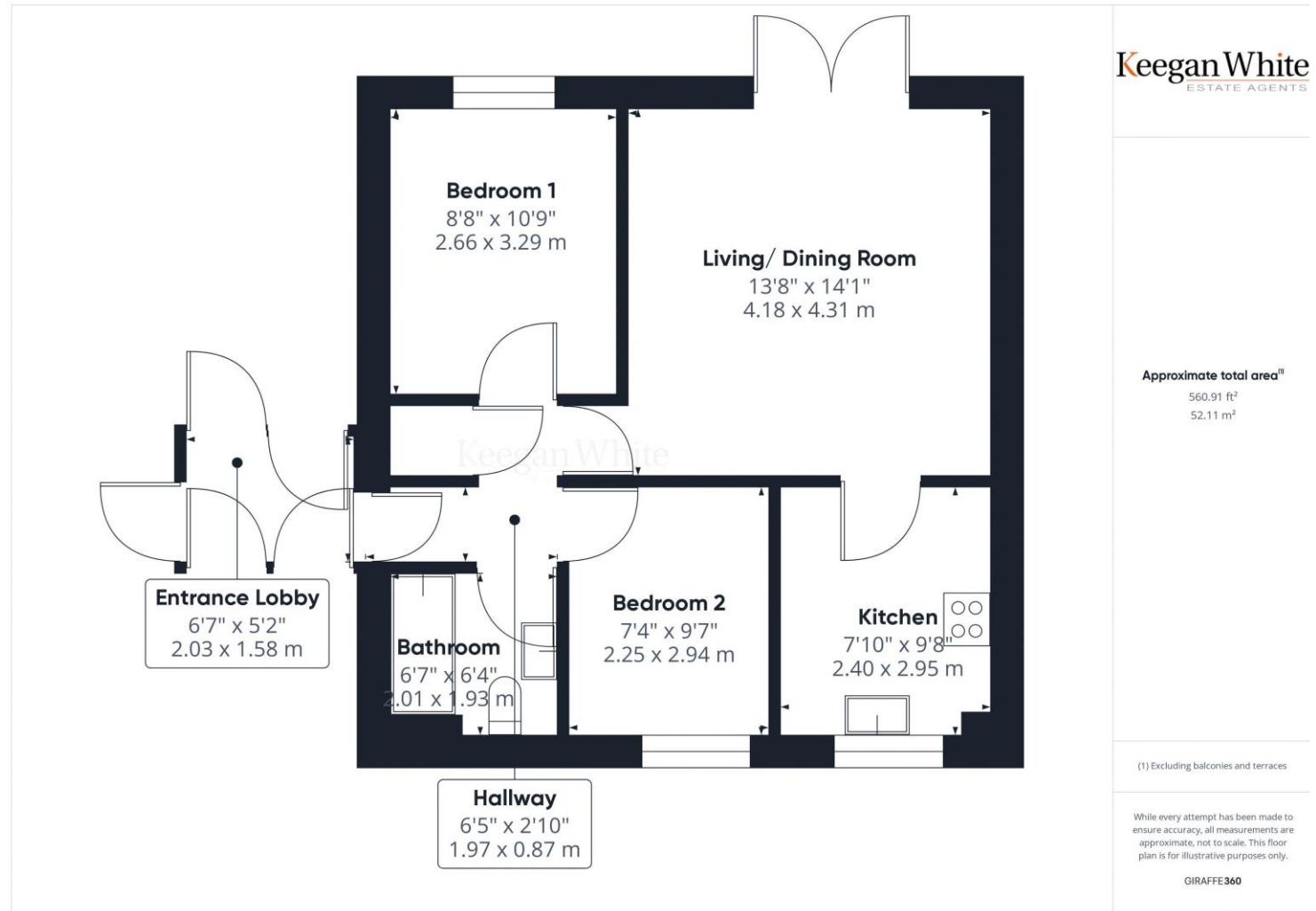


Edmunds Gardens is a quiet residential area with no through traffic, located approximately 1.5 miles to the south west of High Wycombe's town centre. Within a similar distance is Junction 4 of the M40 motorway which is ideal for commuters needing access to London, Heathrow Airport and the M25, for example. Local shops are within walking distance. The Chiltern Railways provides rapid access into London Marylebone in under half an hour on the fast trains. High Wycombe is a vibrant, historic market town with an expanse of shopping, bars & restaurants, cinema & bowling in the centre, as well as the ever popular

Swan Theatre. For the outdoor and sporting enthusiasts, there are a host of outdoor leisure activities across the Rye Park and the state-of-the-art sports complex at Handy Cross.

EPC rating D
Council tax band C
Lease length 963 yrs
Service charge £123 pcm.
Lease information to be verified by solicitors.





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33-35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

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