



Keegan White
ESTATE AGENTS

2 Westfields House | High Wycombe | £280,000



Features

- Immaculate Condition
- Split Level Apartment
- 2 Double Bedrooms
- Balcony and Patio Area
- Gated Development
- No Onward Chain

The private front door opens into a hallway with stairs to first floor, good sized coats cupboard and access to open plan living/dining/kitchen area. This bright and airy space provides living area with space for dining table and chairs and kitchen with good range of wall and base units, integrated dishwasher, oven with extractor over, microwave, space for washing machine and fridge freezer. The first floor offers a master bedroom with built in wardrobes and en suite shower room with fully tiles walls, wash basin set

in vanity unit, low level WC and shower cubicle. Bedroom two has built in wardrobes and access to balcony. The family bathroom is also fully tiled with low level WC, wash basin set in vanity unit and panelled bath with shower attachment. Outside there is a private patio and allocated parking for 1 car, visitor parking and the option to purchase parking permits for an adjacent council owner car park.



Located a short drive to the east of High Wycombe's town centre the area is well regarded with plenty of facilities close at hand. Within walking distance is the Ryemead Retail Park which offers a range of retail outlets numbering among them M&S Simply Food, food outlets and a fitness centre. High Wycombe itself is a market town with a further range of amenities including the Eden Shopping Centre, Swan Theatre and many cafe's bars and restaurants. Buckinghamshire has a Grammar School system with many people looking to move to the area to be within the catchment areas. For commuters the location is ideal

for users of the mainline railway station that have fast trains arriving at London Marylebone in under half an hour, and for road users, Junction 3 & 4 of the M40 provide access to the M25 and London Heathrow Airport just beyond.

Property Details to be verified by a Solicitor:

EPC rating D,

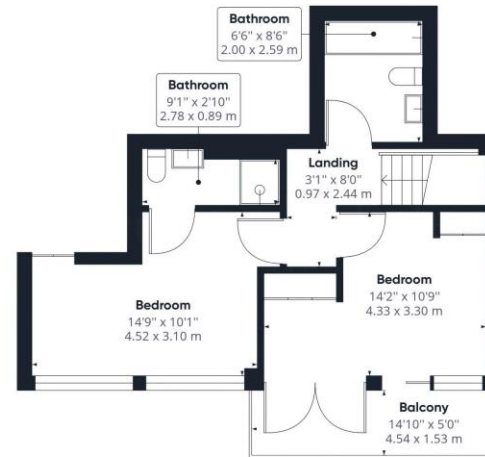
Council tax band C.

Service Charges £1584.06 PA Ground Rent £300 PA





Ground Floor



Floor 1

Approximate total area⁽¹⁾
723.32 ft²
67.20 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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