



**Keegan White**  
ESTATE AGENTS

64 Suffield Road | £400,000



## Features

- Semi Detached
- Secluded Garden
- Downstairs Bathroom
- Upstairs Shower Room
- Two Reception Rooms
- A Charming Home

Steps lead down to the front door that opens into an entrance lobby with stairs rising to the first floor and hardwood flooring that runs through most of the ground floor. The living room has an open fireplace and bay windows to front aspect. The kitchen is well appointed with plenty of storage above and below the hardwood kitchen worktop with tile splashbacks, the kitchen sink with mixer tap & drainer, and patio doors that lead into the garden. In addition, there is a large oven cooker with five gas hobs and griddle plate, with extractor hood above, space for a fridge freezer, and a dining table. A central corridor has the understairs storage and leads to the downstairs

bathroom suite, utility, and a family room beyond that has a small mezzanine level. To the first floor are three well proportioned bedrooms and a small, but convenient shower room.

Externally, there is restricted residents parking to the front, with a front garden that is covered with plants and flowers. To the rear of the house, there is a private courtyard garden that is perfect for outside dining, and leads down to the lower sections of the garden with lawn and further seating areas to enjoy the wonderful surroundings.



Suffield Road is well located for residents to enjoy the benefits of urban living given that it is within a few minutes walk of the town centre, Bucks New University, the hospital and the railway station. The town offers a wide range of facilities with a host of retail, leisure, hospitality and entertainment venues. The popular Rye Park is also within walking distance and provides a number of popular local clubs including tennis, cricket, bowling and swimming at the Lido. The locality also affords excellent commuter benefits with access to London Marylebone in under half an hour on the Chiltern Line's fast

trains in one direction and Oxford to the west. For road commuters, Junctions 4 of the M40 is just a short drive away, as are a number of primary, secondary and Grammar Schools.

**Additional Information:**

Council Tax band C

Energy Performance Rating D (56)

Resident Permit parking £60 (1st car) / £90 (2nd car) / £110 (3rd car)

Visitor Parking is available at a nominal daily cost

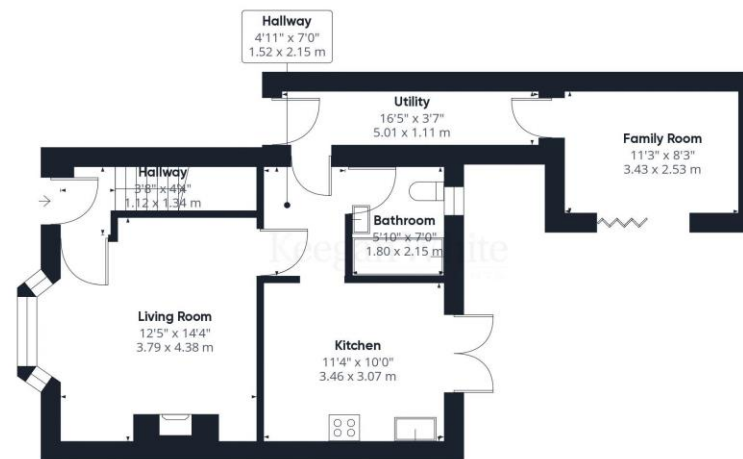




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Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>  
984.26 ft<sup>2</sup>  
91.44 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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33-35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

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