



Keegan White
ESTATE AGENTS

Keegan White
ESTATE AGENTS

61 Kennedy Avenue | £680,000



Keegan White
ESTATE AGENTS



Keegan White
ESTATE AGENTS



Keegan White
ESTATE AGENTS

Features

- No Onward Chain
- Immaculate
- Two Reception Rooms
- Excellent Location
- Kitchen Diner
- Super Family Home

The entrance hall has a cloaks cupboard, with stairs rising to first floor and a guest cloakroom. Double doors open into the dining room with window to front aspect, and to the rear is the kitchen diner, which is fully equipped with integrated appliances, plenty of storage above and below the worktop, window to rear aspect and patio doors leading out to the garden. An ancillary door opens into a partially converted garage, that provides storage (bikes & bins) to front, and a study area to the rear that has been laid with ceramic tiled flooring. There is an additional room that further storage. To the first floor, a standout living with balcony and windows to front emit plenty of

natural light, with a partial open ceiling and mezzanine above. There are two double bedrooms, one with fitted storage and the other having doors opening to a balcony. The family bathroom is also located to the first floor. Continuing up the stairs to the second floor, there is the mezzanine to front, and to the rear a further bedroom with extensive fitted wardrobing, and a four piece ensuite bathroom. Externally, there is parking to front for two cars, and to the rear a reasonably sized garden that is fenced, and has the benefit of a low maintenance artificial lawn.



Located off the prestigious Daws Hill Hill Road, the Pine Trees development, built by Taylor Wimpey, has rapidly become a highly sought after location, and there's no wonder why. Within walking distance are two excellent Grammar schools, and as St Michaels Secondary School, as well as the extensive Leisure Centre, and Waitrose Superstore.

There are a good number of other retail outlets and facilities in close proximity with an abundance of other sport, leisure and social within the town to suit all interests. For commuters, the location is ideal for road

commuters as it is within a short drive of Junction 4 M40, with links to the M4 via the A404. For those seeking access to London, the railway station is just over two miles away and has non-stop trains that get into Marylebone in under half an hour.

Additional information

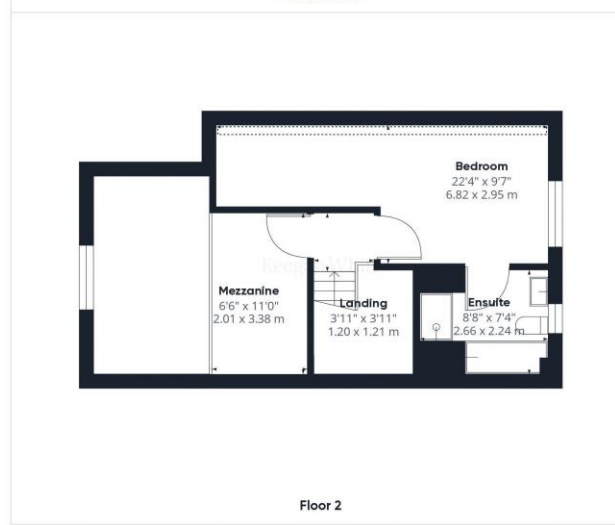
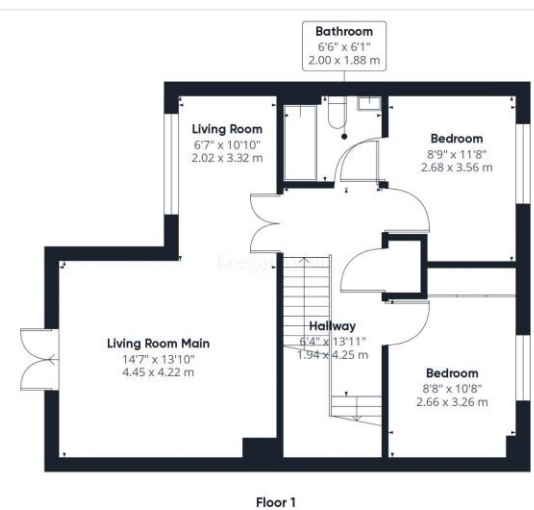
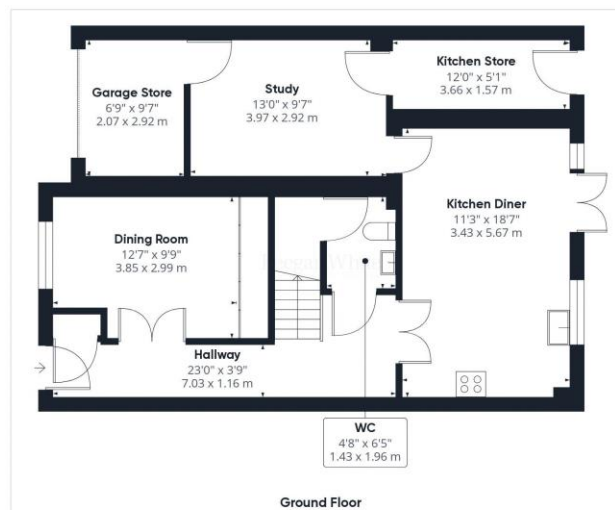
Estate Charge: £292.20 per annum.

Energy Performance Rating: B (85).



Keegan White
ESTATE AGENTS

Keegan White
ESTATE AGENTS



Approximate total area
1764.3 ft²
163.91 m²

Reduced headroom
10.79 ft²
1 m²

(1) Excluding balconies and terraces

⌊ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Keegan White Ltd. in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Keegan White Ltd. has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Keegan White Ltd. is a limited company registered in England & Wales with company number 9726292. Our registered office is 102-104 High Street, Great Missenden, Bucks, HP16 0BE

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

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk