



Keegan White
ESTATE AGENTS

3 School Close | £1,000,000



Features

- Detached House
- Five Bedrooms
- Two Reception Rooms
- Kitchen / Diner
- No Chain
- Exclusive Location

Located on a tree lined avenue that is one of the most prestigious streets in the area, this executive home is in excellent decorative condition throughout is being sold with no onward chain. The property will appeal to local buyers looking to upsize to their 'forever home, as well as those relocating to the area to take advantage of the excellent schooling and commuting benefits. The house has a spacious entrance hallway with stairs rising to first floor, the guest cloakroom and a cloaks cupboard. The ground floor is extensive and offers versatile use; the kitchen/diner has triple aspect with windows to front, side and rear, and is fitted with a full

range of appliances, with storage units above and below the kitchen worktops. To the left hand side is a large living room that over looks the back garden, a dining room, and study. To the right hand side is a bedroom suite that has been converted from the garage. To the first floor, there are four bedrooms and a contemporary bathroom suite. Externally, there is driveway parking to the front for numerous vehicles, with a large lawn and bedding to borders. The rear garden has a large decking area, ideal for dining and entertaining, with a large lawn area beyond, and hedging to borders.



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School Close is a tree lined avenue with no through traffic, and is certainly one of the most prestigious addresses in High Wycombe. Within a short walk is John Hampden Grammar School, Wycombe High School, a Waitrose superstore, and the state of art sports & leisure centre at Handy Cross. The town centre is just over a mile away and provides a wide array of retail, leisure, and hospitality venues with the Eden Centre at its heart. The Swan Theatre attracts West End touring troupes, and the Rye Park has a host of sporting clubs including tennis, bowling, cricket, and a very popular outdoor

swimming pool at the lido. For commuters, the efficient Chiltern Railways provides regular fast trains to Oxford and Birmingham to the west, and access to London Marylebone to the east in under half an hour on the fact trains. In addition, Junction 4 of the M40 is within a few minutes drive away, and the M4 can be accessed via the A404 Marlow by-pass.

Additional Information:

Council Tax Band: G

Energy Performance Rating: E(40)



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