



Keegan White
ESTATE AGENTS

140 Chapel Lane | £325,000



Features

- Victorian Terrace
- No Chain
- Off-Street Parking
- Two Reception Rooms
- Three Bedrooms
- Gas Central Heating

The front door opens into an entrance porch with a secondary front door leading into the sitting room that has a bay window to the front. Central to the home is the dining room that has under stairs storage, window to rear aspect and a convenient sliding door that gives access to the modern kitchen. This has the back door to the garden, window to side aspect, and the usual fixtures and fittings with a ceramic hob, extractor fan, integrated oven and a good range of storage units above and below the worktops. To

the rear is a small lobby area and the family bathroom that comprises of a three piece bathroom suite and a window to side aspect. To the first floor, Bedroom one (double) is to the front, bedroom two (double) to the middle, and the third (single) bedroom is accessed through the second bedroom. Externally, there is off-street parking to the front, and the back garden has a patio area to the back of the house, with steps up to a long garden that has a shed to the rear.



The property is located to the south west side of High Wycombe. Chapel Lane is predominantly a residential area with a few dispersed commercial units and is conveniently situated close to local convenience stores, and schools that are within walking distance. The town centre is easily accessible has numbering amongst its facilities a mainline railway station with a link to London Marylebone in a little under 30 minutes. Recreational facilities include the Eden Shopping Centre and the Swan Theatre which hosts local and West End touring

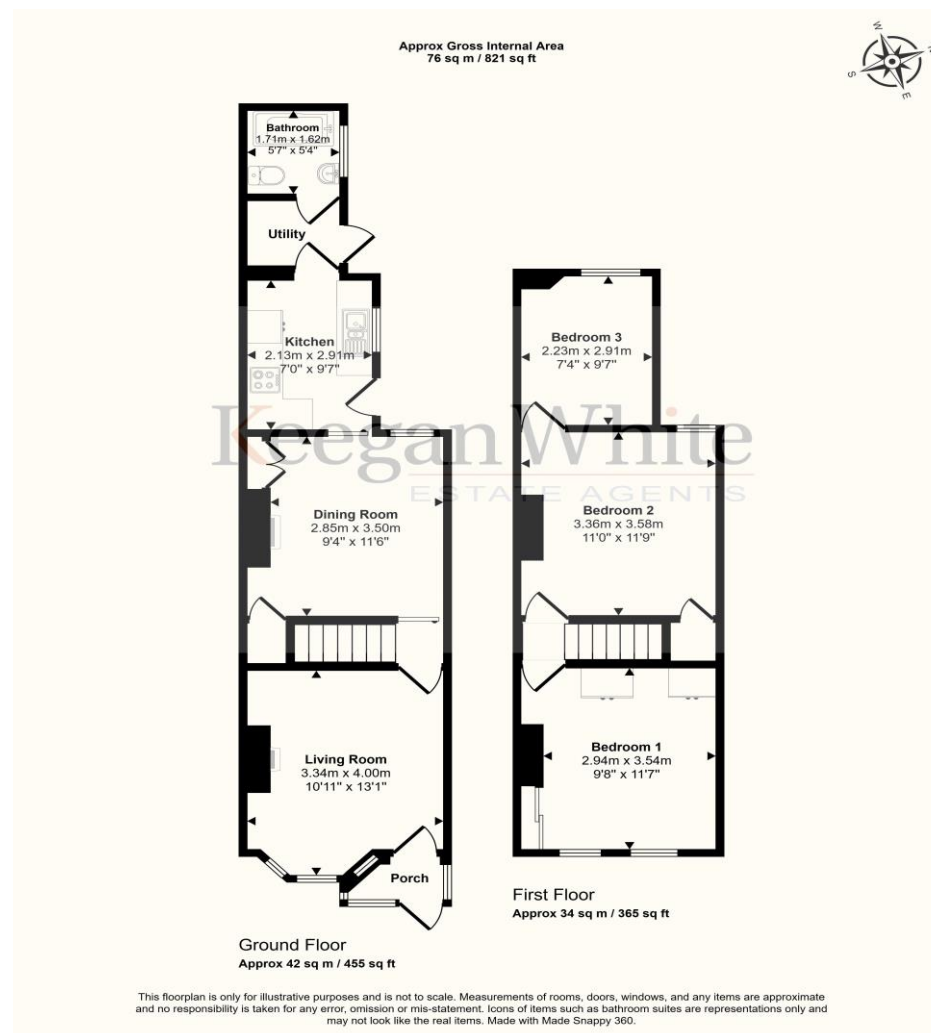
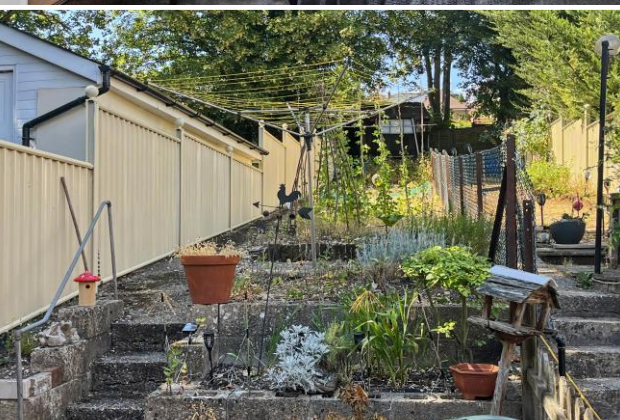
shows. From Chapel Lane, Junction 4 of the M40 motorway is within a short drive which is a bonus for road commuters, as well as miles of open Chiltern Countryside, ideal for dog walkers!

Additional Information

Council Tax: Band D.

Energy Performance Rating: EPC D (67).





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

35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

Keegan White
ESTATE AGENTS