



Kingston Road, High Wycombe, Buckinghamshire, HP13 6UJ

A three-bedroom semi-detached property to the North of High Wycombe with stunning presentation throughout.

| Stunning Semi-Detached Property | Entrance Porch | Refitted Cloakroom | Entrance Hall | Modern Extensively Refitted Kitchen | Good Size Living/Dining Room | Landing | Three Good Sized Bedrooms | Modern Refitted Bathroom | Double Glazing | Gas Radiator Heating | Block Paved Driveway With Dropped Kerb | Enclosed Tiered Garden with Patio Area | Garage | Internal Viewing Highly Recommended | Extensively Refurbished And Improved By The Current Sellers |No onward Chain |

A semi-detached property to the north of High Wycombe offered to the market with stunning presentation throughout, having been extensively refurbished and improved by the current owners. Situated in this popular residential location with far reaching valley views, the accommodation briefly comprises; entrance porch, recently fitted cloakroom, entrance hall, refitted kitchen, living room, landing, three good sized bedrooms, modern bathroom, double glazing, gas radiator heating, block paved driveway, tiered garden with patio seating area, garage. An internal viewing is very highly recommended as the finish of this fantastic family home needs to be seen internally to be appreciated. No onward chain.

Price... £450,000

Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
	73	85
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

LOCATION

Situated just over a mile and a quarter from the train station and town centre, with a variety of local shops close, recreational facilities and schooling including the Royal Grammar School for boys. There is a wide variety of supermarkets to choose from around the town and the extensive range of shops in the town centre cater for everyone. There is a train link to both London and Birmingham from High Wycombe station and M40 motorway can be accessed at Junctions 3 and 4.



DIRECTIONS

From High Wycombe town centre ascend the A404 Amersham Hill and continue to the second set of traffic lights and turn right into Arnison Avenue. Proceed down Arnison Avenue and take the first left into Walton Drive and then take the second turning on the right into Kingston Road. Follow the road down and the property can be found on the right-hand side.



ADDITIONAL INFORMATION

EPC RATING

C

COUNCIL TAX

Band C

MORTGAGE

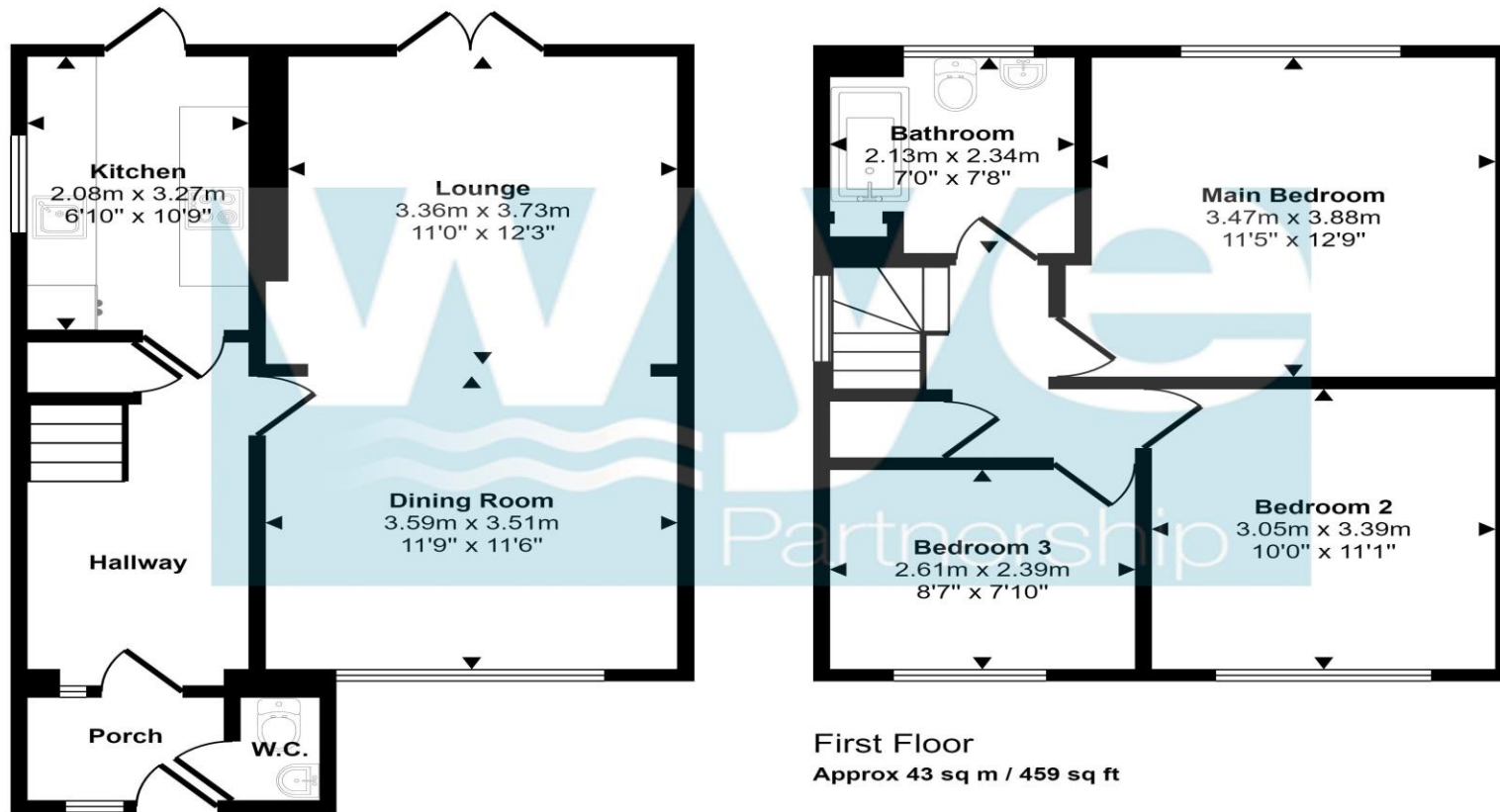
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Approx Gross Internal Area
89 sq m / 956 sq ft



Ground Floor
Approx 46 sq m / 497 sq ft

First Floor
Approx 43 sq m / 459 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership