



Kennedy Avenue, High Wycombe, Buckinghamshire, HP11 1BX

Situated within the highly desirable Pine Trees development in arguably one of the developments best positions that enjoys a delightful outlook over a green to the front. A viewing of this exceptional home is strongly recommended.

| Hallway | Cloakroom | Dining Room | Kitchen/Breakfast Room | Living Room With Access To Juliet Balcony And A Large Outside Dining Terrace | Three Bedrooms (Two with En-Suite Shower Rooms) | Family Bathroom | Gas Central Heating | Double Glazing | Balance Of NHBC Warranty | Large Integral Garage +Driveway | Front And Rear Gardens | Onward Chain Complete

A beautifully presented semi-detached house built to a high specification within the sought after Pine Trees development. Enjoying an enviable outlook at the front over a delightful green and enjoying a high degree of seclusion to the rear. The accommodation comprises: Hallway, cloakroom, well equipped kitchen/breakfast room with centre island and access to the garage and rear garden and a separate dining room. To the first floor, landing, a light and airy living room with Juliet balcony overlooking the green at the front and with twin doors providing access to a wrap around decked terrace that provides the option of relaxation and Al fresco style dining, bedroom and family bathroom. To the second floor, landing, with two further bedrooms both with en-suite shower rooms. The property is very energy efficient with gas central heating and double glazing. There is a driveway to the front and a large integral 33' garage with a rear garden and a full width patio that extends to lawn with edged borders.

Price... £635,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	84	93
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



LOCATION

Situated North of High Wycombe, this property is situated in a highly sought-after area. A short distance to the M40 and Handy Cross hub with a Leisure Centre and Waitrose. High Wycombe Railway Station provides a fast commute into London as well as direct trains to Oxford and Birmingham. There are large, protected woodlands close by that provide ideal walks and give access to the Rye Park with boating lake and Lido. The property is a short walk from the highly regarded schooling for all ages with John Hampden Grammar School and Wycombe High School only a short distance away. The beautiful town of Marlow is a 10-minute drive away featuring shops, boutiques and highly regarded restaurants.

DIRECTIONS

From the multi roundabouts in the town centre, proceed up Marlow Hill and just before the first set of traffic lights turn left on to Daws Hill Lane. On reaching the roundabout at the entrance to Pine Trees, take the second exit onto Kennedy Avenue. Continue on Kennedy Avenue where the property will be found on the left-hand side shortly after the turning for Eaker Street.

ADDITIONAL INFORMATION

Estate Charge; £292.20 Per annum

COUNCIL TAX

Band E

EPC RATING

B

MORTGAGE

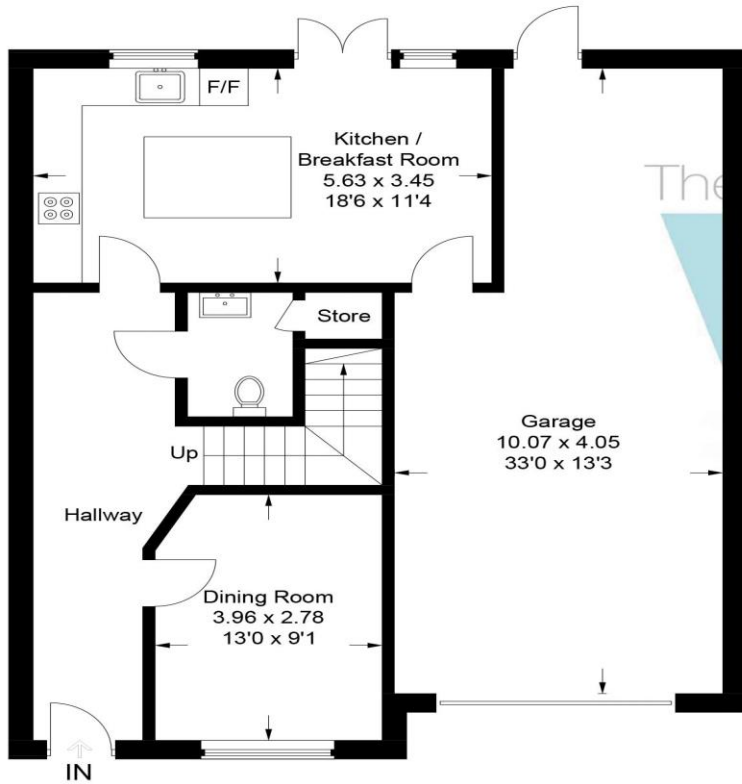
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

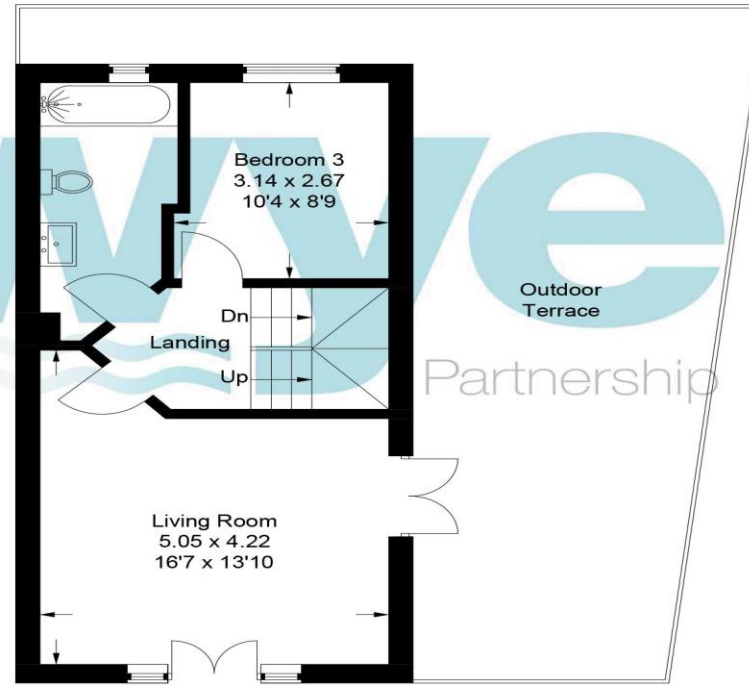


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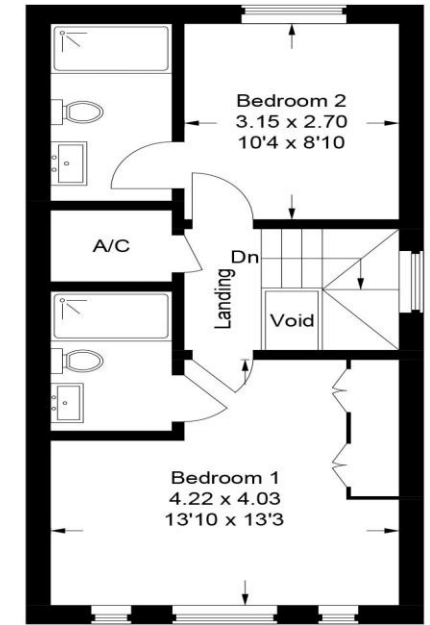
Approximate Gross Internal Area
Ground Floor = 89.1 sq m / 959 sq ft
First Floor = 40.6 sq m / 437 sq ft
Second Floor = 40.2 sq m / 433 sq ft
Total = 169.9 sq m / 1,829 sq ft
(Including Void)



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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The **wye** Partnership