



Kingswood Park, High Wycombe, Buckinghamshire, HP13 6GR

*A well-presented modern terraced home in a quiet cul-de-sac location, close to Totteridge common.*

| Modern Terraced Home | Sought After, Quiet, Cul-De-Sac Location | Reception Hall | Cloakroom | Lounge/Dining Room with Doors to Garden | Fitted Kitchen | Landing | Two Double Bedrooms | Bathroom with Full Suite Including Bath & Separate Shower | Gas Central Heating | Double Glazing | Cost Effective Solar Energy Panels | Enclosed Level Garden| Two Allocated Parking Spaces plus Additional Visitors Parking | Remainder of the NHBC Warranty | Viewing Recommended |

A well presented modern terraced house in a popular cul-de-sac location to the North of High Wycombe town centre. Just a short walk from Totteridge Common and local amenities the accommodation briefly comprises; entrance hall, cloakroom, fitted kitchen, living room, two double bedrooms, bathroom with separate shower cubicle, double glazing, gas radiator heating, cost effective solar panels, enclosed level garden, two allocated parking spaces. Internal viewing highly recommended.

**Price... £370,000**

*Freehold*

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



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### LOCATION

Situated in a small, modern development with amenity space for small children and just a short walk of local shops and schools. The property is situated just over a mile and a half from the station and town centre with regular buses running to and from close by. The town centre offers a wide variety of shopping facilities and the station provides regular train service into London Marylebone.



### DIRECTIONS

From High Wycombe town centre ascend the A404 Amersham Hill and at the brow of the hill proceed through two sets of traffic lights. At the second mini-roundabout turn right into Totteridge Lane. Continue to the first mini-roundabout and turn right into Totteridge Drive and Kingswood Park is the first turning on the left. At the end of the road turn right and number 22 can be found in the left hand corner.



### ADDITIONAL INFORMATION

There is an annual estate management charge for this development. We are advised that the charge is £180 every 6 months.

### EPC RATING

B

### COUNCIL TAX

Band C

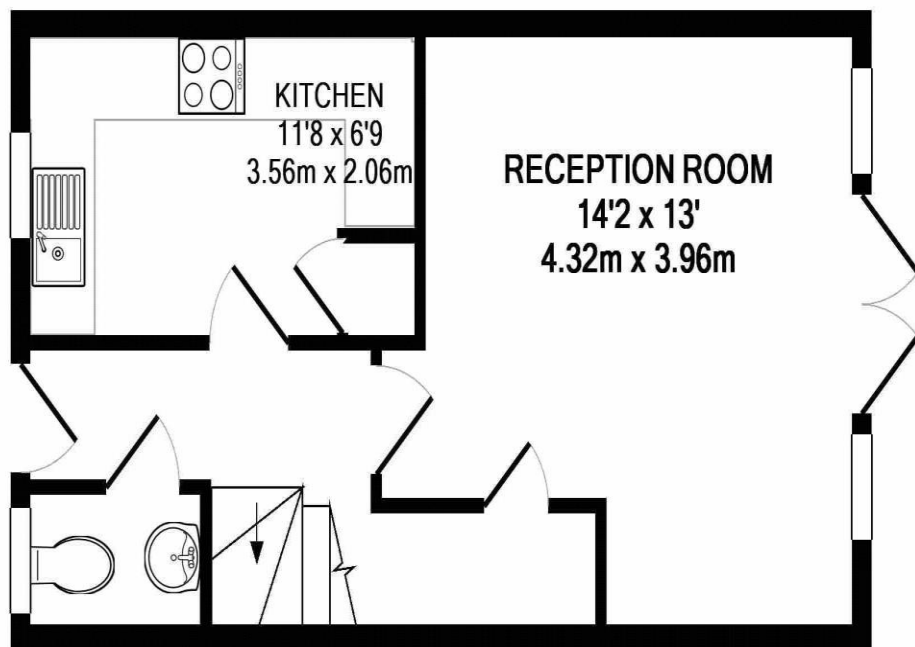
### MORTGAGE

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

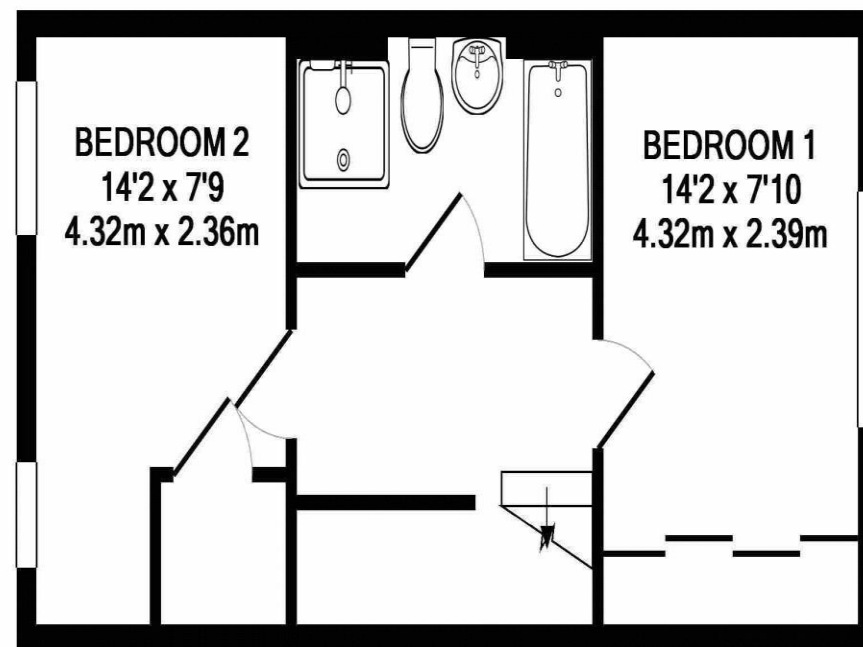


*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 722 SQ.FT. (67.1 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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The **wye** Partnership