



Kianga, High Wycombe, Buckinghamshire, HP12 4DD

We are delighted to offer for sale this four-bedroom detached house located in a prime residential location to the south west side of town with exceptional valley views to the rear.

Entrance Hall | Lounge With Lovely Far Reaching Views | Separate Dining Room | Modern Fitted Kitchen | Ground Floor Cloakroom | First Floor Landing | Four Bedrooms with Stunning Far Reaching Valley Views To Rear Facing Rooms | Modern refitted Bathroom | Gas Central Heating To Radiators | Double Glazed Windows | Delightful Rear Garden | Large Patio Area | Lawn Beyond | Stunning far Reaching Valley Views To the Rear | Highly Regarded Residential Location | Short Walk To National trust Land | Large Driveway Providing Ample Off Road Parking | Must Be Seen Internally |



We are delighted to offer for sale this four-bedroom detached house located in a prime residential location to the south west side of town with exceptional valley views to the rear. Presented in good decorative order throughout the property is heated by gas central heating to radiators, has double glazed windows, a modern fitted kitchen, modern refitted bathroom, two receptions and four first floor bedrooms with stunning valley views to the rear elevation. A particular feature of the property is the beautiful rear garden with large patio/entertaining area leading to an extensive rear garden laid to lawn offering a peaceful environment to enjoy this wonderful location. A driveway is to the front providing off road parking for numerous cars. Early viewing advised.

Price... £615,000

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		
EU Directive 2002/91/EC		
England & Wales		
www.epc4u.com		



LOCATION

What could be described as the ideal location, having fantastic valley views, just a 5 minute walk from National Trust Parkland, a 10 minute drive (just over two miles) to the town centre with a wealth of shopping, hospitality and leisure facilities including a mainline rail link to London, and approximately a mile and a half from the M40 motorway at junction 4. There are local shops close by which cater for day to day essentials.



DIRECTIONS

Leave High Wycombe on the A40 west Wycombe Road and continue for approximately a mile and a half and after passing through the second major set of traffic lights, turn left into Chapel Lane. After a short distance, take the first turning on the right into Toweridge Lane and then take the second turning on the left into Pinewood Road. The property will be found a short way along on the left hand side.



ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

C

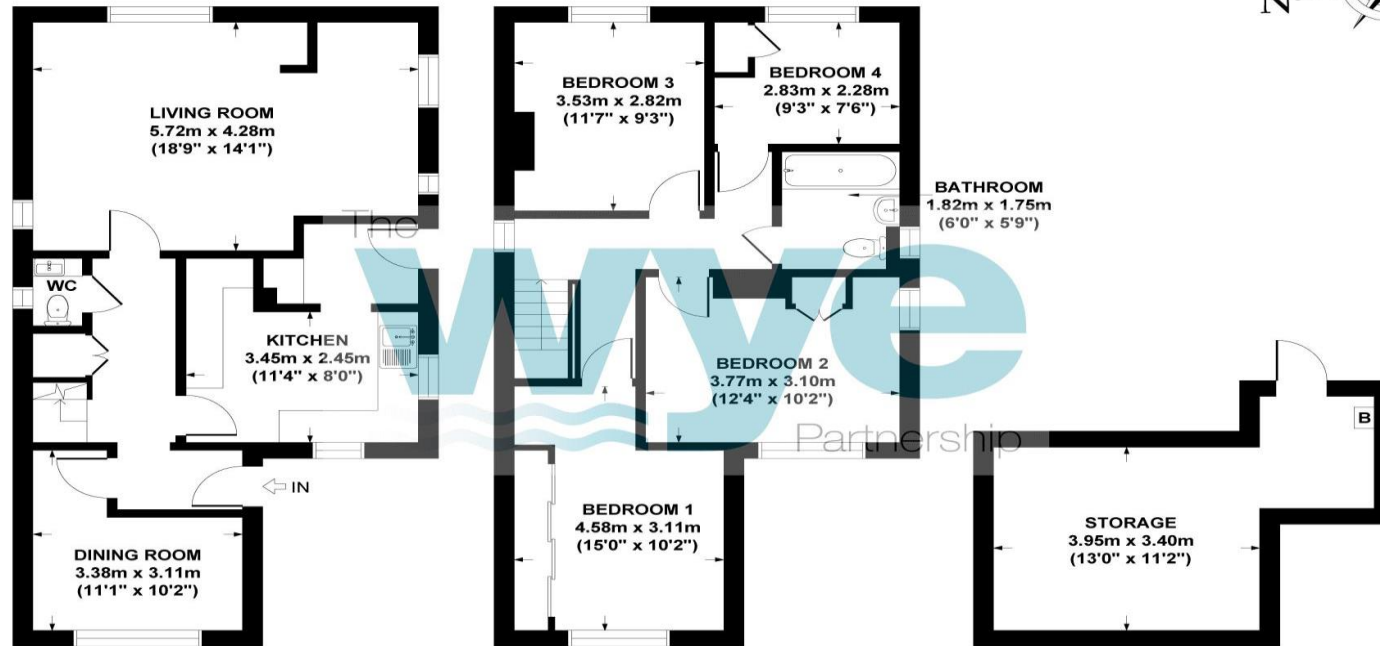
MORTGAGE

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.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 56 SQ M / 603 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 56 SQ M / 603 SQ FT

OUTBUILDING
GROSS INTERNAL
FLOOR AREA 17 SQ M / 183 SQ FT

**KIANGA, PINWOOD ROAD, HIGH WYCOMBE, HP12 4DD
APPROX. GROSS INTERNAL FLOOR AREA 129 SQ M / 1391 SQ FT.**

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership