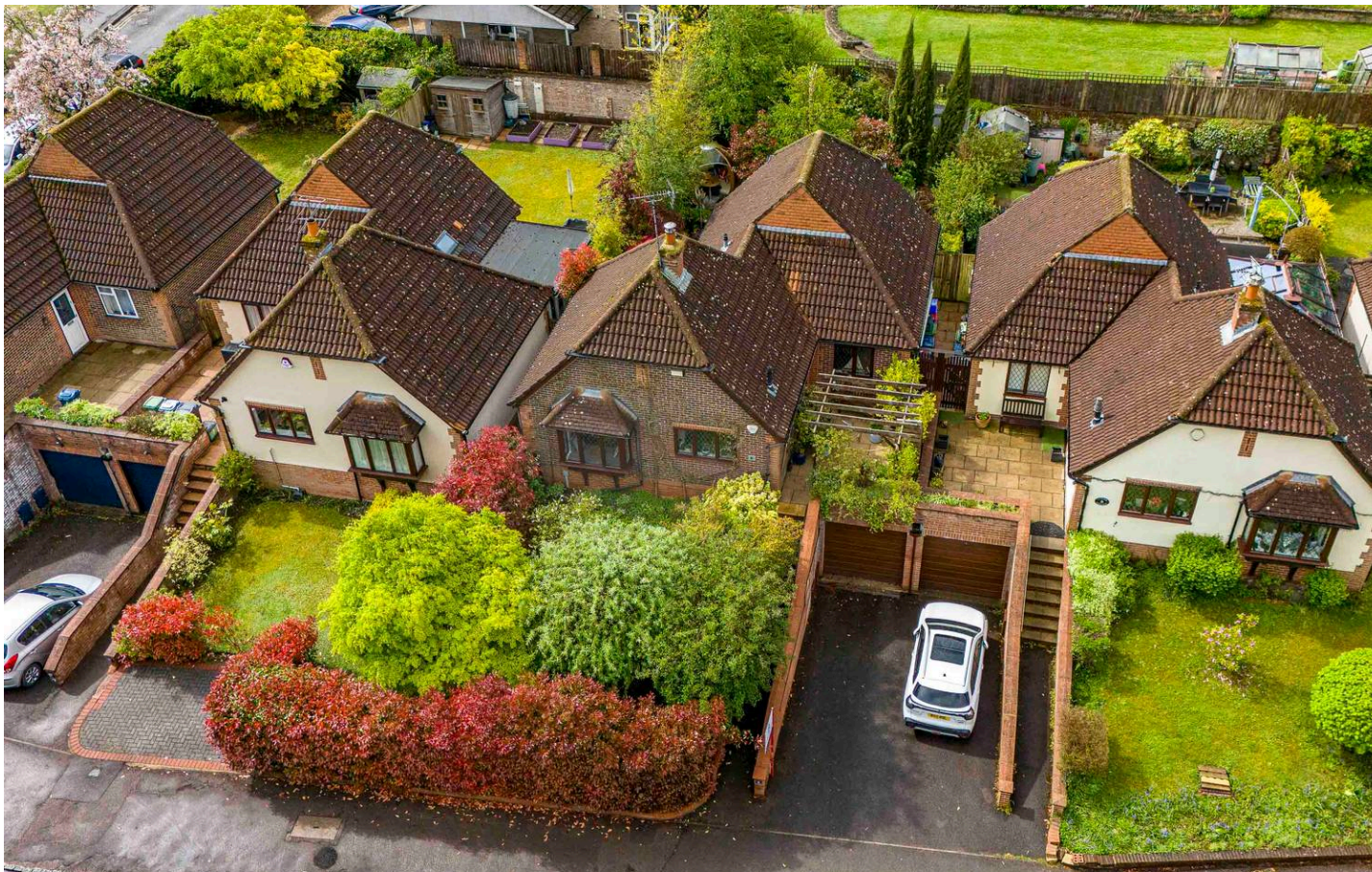




6 Hardymead Court, 204 Kingsmead Road, High Wycombe - HP11 1JS
£585,000



- A beautifully presented detached bungalow set in an elevated position with private patio and views across Kingsmead Recreation ground

High Wycombe and the surrounding area offer a wide variety of leisure and entertainment facilities including the sports centre on Marlow Hill and the multi-screen cinema complex at Handy Cross. Eden, High Wycombe's centre, offers extensive leisure and shopping facilities including a 12 screen cinema, 22 lane bowling alley, several restaurants and many well-known high street shops. For the commuter the Chiltern Line provides a regular rail service to London Marylebone from High Wycombe station, taking approximately 25 minutes. Junction 4 of the M40 motorway provides access to London and the M25. Buckinghamshire is renowned for its state and private education, details of which can be obtained from the local authority. There are several reputable Grammar Schools nearby including The Royal Grammar School, Wycombe High School for girls, John Hampden for boys and Wycombe Abbey for girls, details will need to be confirmed with the appropriate schools to confirm their catchment areas.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



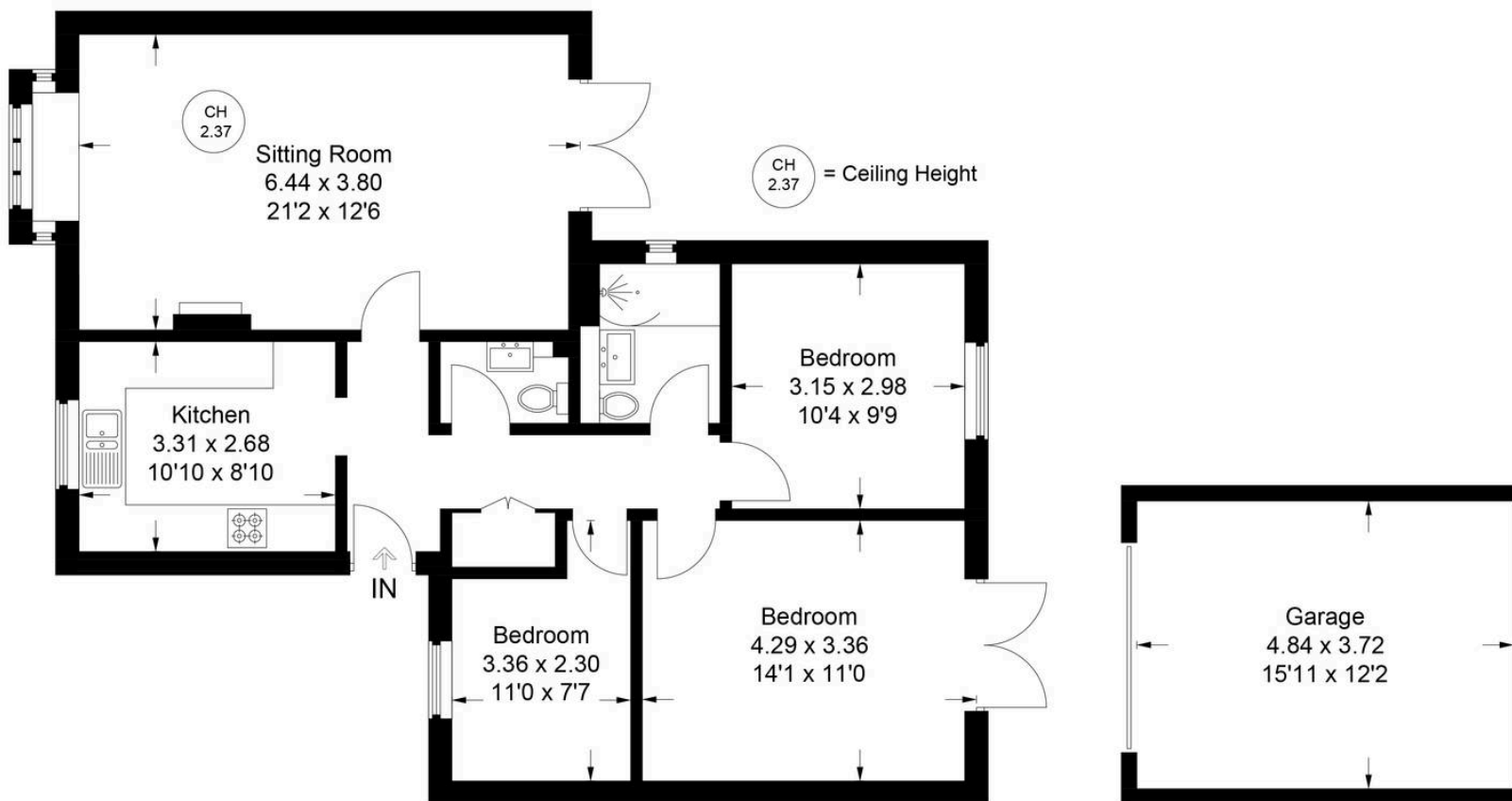
Nestled in a prime location, this exceptional 3-bedroom detached bungalow offers a blend of modern living and serene surroundings, situated within easy access to local amenities and excellent transport links. Boasting a picturesque setting, this beautifully presented bungalow enjoys an elevated position, providing breath taking views across the lush greenery of Kingsmead Recreation ground.

Step inside to discover a light-filled and generously proportioned layout with an inviting entrance hall, leading to a well-equipped kitchen with ample space for appliances. The delightful sitting/dining room is a focal point of the home, featuring a charming box bay window overlooking the front garden, a cosy fire with a wood-burning stove, and patio doors opening to the rear terrace and garden beyond, perfect for entertaining.

The property further benefits from a principal bedroom with double doors leading to the garden, two additional bedrooms, and a recently refitted shower room.

Outside, the private rear garden is a true oasis, complete with a spectacular rotating garden pod surrounded by vibrant shrubs offering year-round pops of colour. A handy storage shed, vegetable patch, and driveway parking leading to the garage with a workshop and electric up-and-over door provide additional convenience.





Ground Floor

6 Hardymead Court, Kingsmead Road, HP11 1JS

Approximate Gross Internal Area = 80.9 sq m / 871 sq ft

Garage = 17.9 sq m / 193 sq ft

Total = 98.8 sq m / 1064 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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