



Estate Agents
Hurst

12 New Road, Great Kingshill, Buckinghamshire, HP15 6DR
Offers In Excess Of £375,000

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Situated in an extremely desirable location, is this two/three bedroom, end of terrace home that is located in this quiet cul-de-sac in the heart of the sought after village of Great Kingshill. The property would make an ideal family home or first time purchase and is just a short walk of the village shops, local amenities and schools, as well as being centrally located for High Wycombe and Great Missenden train stations which offer a direct service into London Marylebone, Amersham tube station is also within 15-20 minutes drive of the property. The property has been well cared for over the years with a recently replaced roof, fascia's and soffits, but does require a degree of redecoration and modernisation throughout and would also appear to offer scope for expansion to the rear subject to acquiring the necessary planning permissions. The accommodation includes; entrance hall, large lounge, dining room, fitted kitchen, inner hallway (housing boiler) with utility space, bathroom and three bedrooms. The property also benefits from; gas central heating, double glazing, large enclosed rear garden with space for cabin/home office and the property also comes to market with no onwards chain. An early booking is highly recommended.
Council Tax Band D



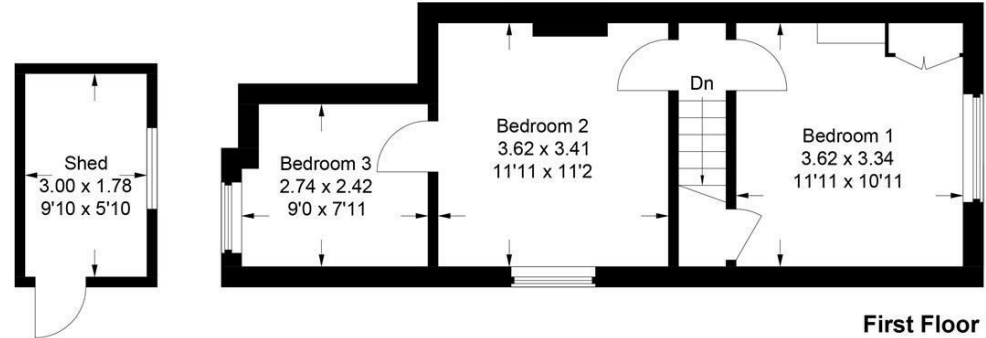
- **THREE BEDROOM HOME**
 - **NO CHAIN**
- **QUIET CUL-DE-SAC LOCATION**
 - **LOUNGE & DINING ROOM**
 - **LEVEL REAR GARDEN**
 - **IDEAL FAMILY HOME**
 - **EARLY VIEWING ADVISED**
 - **GAS CENTRAL HEATING**
 - **CLOSE TO LOCAL SCHOOLS**
 - **RECENTLY REPLACED ROOF**



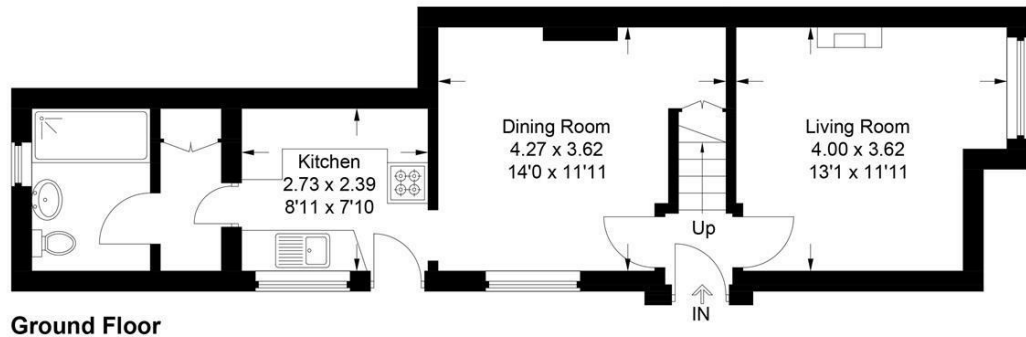




Approximate Gross Internal Area
 Ground Floor = 43.9 sq m / 473 sq ft
 First Floor = 34.6 sq m / 372 sq ft
 Shed = 5.4 sq m / 58 sq ft
 Total = 83.9 sq m / 903 sq ft



(Not Shown In Actual Location / Orientation)



Ground 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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