



37 Kingshill Crescent, High Wycombe, Buckinghamshire, HP13 5NF

Offers Over | £450,000

Property Features

- 3 Storey Townhouse
- On the Popular Kingshill Grange Development
- 3 Bedrooms (2 with en suite)
- Downstairs WC
- Modern Kitchen
- Lounge with Sun Room
- Low Maintenance Garden
- Allocated Parking
- Within Grammar School Catchment
- EPC 76 C / Council Tax Band D

Full Description

Welcome to this charming 3-storey, 3-bedroom townhouse nestled in the sought-after Kingshill Grange development in High Wycombe, Buckinghamshire. Boasting modernity and comfort, this home offers a delightful living experience.

Stepping into the property, you are greeted by a light and bright hallway with a practical downstairs WC. The modern kitchen, conveniently located just off the hallway, features ample worktops and cupboards, offering both functionality and style. A breakfast bar adds a casual dining option, perfect for quick meals or entertaining guests.

The lounge seamlessly flows into the sun lounge which is currently being used as a formal dining area where you can bask in natural light by day and stargaze by night. French doors lead from the sun lounge to the low-maintenance garden, providing a tranquil outdoor oasis for entertaining friends and family or simply enjoying a moment of peace.

Ascending to the second floor, you'll find two well-appointed bedrooms, one of which boasts an en suite shower room for added convenience. A family bathroom completes this level, offering modern amenities for all occupants.

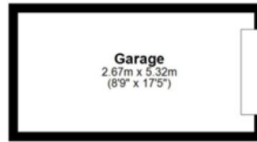
The private principal bedroom can be found on the top floor which has its own en suite bathroom, complete with both a bath and a separate shower cubicle, offering a luxurious escape from the hustle and bustle of daily life. Outside there is allocated parking to the rear of the property.

With its modern amenities, versatile living spaces, and inviting outdoor area, this townhouse on Kingshill Drive promises a lifestyle of comfort and convenience in the heart of High Wycombe. High Wycombe offers a plethora of activities and attractions for residents and visitors alike. Renowned for its picturesque landscapes, historical sites, and vibrant cultural scene, there's something for everyone to enjoy.

For families, High Wycombe boasts excellent grammar schools, private education as well as sought after primary and secondary schools. Commuting into London is a breeze, thanks to the town's convenient transport links. With regular train services running from High Wycombe to London Marylebone, professionals can enjoy a stress-free commute, allowing for more time to unwind and enjoy the comforts of home.







Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1215.12 ft²
112.89 m²

Reduced headroom

31.77 ft²
2.95 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements