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ESTATE AGENTS



11 Kendalls Close, High Wycombe, HP13 7NN





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**Guide price £650,000**

A detached four double bedroom family home nestled in a private cul-de-sac of just two homes on the east side of High Wycombe's Town Centre.



## Description

Introducing this exquisite property nestled within the peaceful area of High Wycombe. Situated in a private cul-de-sac, this stunning detached home offers a tranquil and secluded lifestyle. Boasting four spacious double bedrooms, two bathrooms, a study, and a conservatory, this home provides an abundance of space for comfortable living.

Step inside and discover the seamless flow of the open plan kitchen, creating a perfect space for entertaining guests and catering to the needs of a modern family. The kitchen is thoughtfully designed with stylish fixtures and ample storage, making it a true centrepiece of the home.

The property also features an integral garage, providing convenient parking and additional storage options. As you make your way through the house, the private rear garden beckons you to step outside and immerse yourself in the tranquillity it offers. A perfect space to unwind, host gatherings, or simply enjoy the natural surroundings.

The driveway, with parking for four to five cars, ensures ample space for residents and visitors alike. You can easily accommodate your vehicles without any hassle, adding to the convenience of this wonderful home.

As an added bonus, this property offers breath-taking views of the valley, allowing you to embrace the beauty of nature from the comfort of your own home. Whether you're enjoying a cup of coffee in the conservatory or simply gazing out from the bedrooms, these captivating views create a truly enchanting atmosphere.



## Situation

Located in High Wycombe, this property benefits from its proximity to various amenities including schools, shops, and restaurants, ensuring a convenient and fulfilling lifestyle. With excellent transport links, you'll have easy access to surrounding areas, making commuting a breeze.





# Floor Plans

## Kendalls Close

Approx. Total Internal Area 1617 Sq Ft - 150.22 Sq M  
(Including Garage)

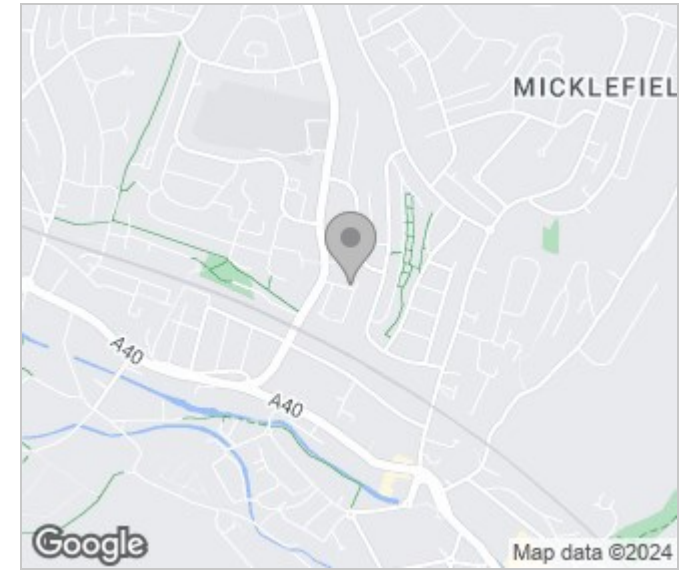
Approx. Gross Internal Area Of Garage 208 Sq Ft - 19.32 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD

# Area Map



# Energy Performance Graph

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	