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16 Kingshill Drive, High Wycombe, HP13 5PH





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**Offers over £475,000**

Nestled within the sought-after Kingshill Grange Development, this meticulously maintained four-bedroom family home offers comfort and convenience, just a stone's throw away from The Royal Grammar School.



## Description

Step through the inviting front door into a central hallway that gracefully leads you to the heart of the home. To your right, the well-appointed kitchen breakfast room awaits, boasting integrated appliances including a washing machine, tumble dryer, 50/50 split fridge freezer, along with a four-ring gas hob, oven, and extractor fan. Continuing through the hallway, you'll discover a modern cloakroom and inviting reception rooms, perfect for gatherings and relaxation.

Ascend to the first floor, where two bedrooms, an ensuite, and a family bathroom provide ample accommodation. On the second floor, there are two additional bedrooms complemented by a spacious 'jack and jill' four-piece bathroom.

Outside, the rear garden offers a tranquil retreat, predominantly laid to lawn with a patio area ideal for outdoor entertaining. Convenient side access enhances accessibility.

Additional highlights include gas central heating, UPVC double glazing, an impressive EPC Rating of C, fitted wardrobes, and two allocated parking spaces.

## Situation

Kingshill Grange, located just north of High Wycombe town centre, fosters a vibrant community spirit. Residents benefit from private access to expansive parkland adjacent to the development, bordering the National Trust land of Hughenden Manor—a haven for exercise and leisurely strolls. Nearby amenities cater to daily needs, while the esteemed Royal Grammar School underscores the area's educational excellence.

High Wycombe town centre, a mere 5-minute drive away, beckons with an array of shopping, dining, and recreational opportunities. Additionally, the mainline train station offers swift access to London Marylebone via the Chiltern Line, making commuting a breeze with a journey of approximately 30 minutes.

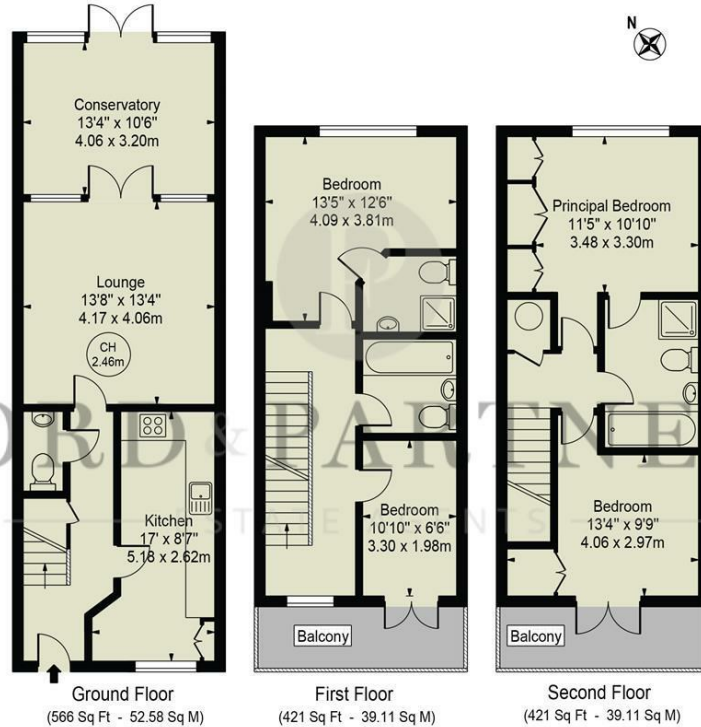




# Floor Plans

## Kingshill Drive

Approx. Gross Internal Area 1408 Sq Ft - 130.81 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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