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— ESTATE AGENTS —

Kitchener Road High Wycombe HP11 2SH



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Asking price £365,000

A charming and well-maintained bay-fronted semi-detached home, offered to the market with no onward chain.

Description

Upon entering, you're welcomed into a central hallway with the staircase directly ahead. To the left, the bay-fronted sitting room offers a warm and inviting space, featuring high ceilings and a characterful fireplace. Further along the hallway is a second reception room, which flows seamlessly into a well-appointed kitchen. The kitchen comes equipped with a four-ring gas hob, oven, extractor fan, integrated dishwasher, and space for a freestanding fridge freezer. A modern family shower room completes the ground floor.

Upstairs, the property offers three generously sized bedrooms, ideal for family living or flexible working arrangements.

Externally, the home boasts driveway parking, convenient side access, and a generous 60-foot rear garden. The garden is predominantly laid to lawn, with a decked seating area and a paved section—perfect for outdoor entertaining and summer dining.

Situation

Kitchener Road is a well-established residential street located in the heart of High Wycombe, Buckinghamshire. This sought-after area offers a blend of traditional character and modern convenience, making it ideal for families, professionals, and investors alike.

Situated within easy reach of High Wycombe town centre, residents enjoy quick access to a range of amenities including the Eden Shopping Centre, supermarkets, leisure facilities, and a variety of restaurants and cafes. The area is also served by reputable local schools such as Wycombe High School and John Hampden Grammar School, making it particularly attractive to families.

Transport links are a key advantage, with High Wycombe railway station less than a mile away, offering regular services to London Marylebone in under 30 minutes. The M40 motorway (Junction 4) is also easily accessible, providing excellent road connections to London, Oxford, and the Midlands.



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Approximate Gross Internal Area
Ground Floor = 506 sq ft / 47.0 sq m
First Floor = 416 sq ft / 38.7 sq m
Total = 922 sq ft / 85.7 sq m

CH 2.55 = Ceiling Height

First Floor

CH 2.34 Bedroom 1 12'0" x 11'11" 3.65 x 3.64m

Up Dn

Bedroom 2 12'6" x 12'0" 3.81 x 3.65m

Bedroom 3 9'0" x 7'11" 2.75 x 2.41m

Ground Floor

CH 2.55

Sitting Room 14'0" x 11'11" 4.26 x 3.63m

Up

Dining Room 12'6" x 11'11" 3.80 x 3.64m

Kitchen 9'0" x 7'11" 2.75 x 2.41m

Utility

B

IN


= Reduced headroom below 1.5m / 5'0"

Floor Plan produced for Ford & Partners 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.

A map of the Wycombe area in Buckinghamshire. The map shows a network of roads, including W Wycombe Rd and The Pastures. A green location pin marks Wycombe Bowl High Wycombe. A red location pin marks Wycombe Hospital. The A40 road is also visible. The map is credited to Google and has a copyright notice for 2025.

Energy Efficiency Rating

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

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