



Estate Agents
Hurst

45 Wellesbourne Crescent, High Wycombe, Bucks, HP13 5HF
£575,000

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Presented to the market in immaculate condition throughout, this bright and spacious four-bedroom detached family home was built circa 2013 by the highly regarded Taylor Wimpey Homes. Set within the highly sought after Kingshill Grange development on the desirable Hazlemere side of High Wycombe, the property enjoys a prime location on the edge of picturesque Chiltern countryside, offering a wonderful balance of town and country living. The home is within easy walking distance of the Royal Grammar School (one of the area's most prestigious grammar schools) and falls within catchment for several other highly regarded local schools, making it ideal for families. Excellent transport links are also nearby, with High Wycombe train station offering fast services to London Marylebone and the A404 & M40 providing convenient road access to London, Oxford, and Heathrow.

The accommodation comprises: entrance hall, guest cloakroom, spacious living room, large open plan kitchen/dining room, conservatory, four bedrooms, en-suite shower room to principal bedroom and family bathroom. The property further benefits: driveway parking (plus ample permit visitors bays on the development), garage (providing through access to rear garden), gas central heating and UPVC double glazing.

Residents of Kingshill Grange benefit from a peaceful, well-maintained setting, with nearby woodland walks, local shops, parks, and amenities just a short stroll or drive away. The development itself is known for its family-friendly community feel, landscaped green spaces, and proximity to everything needed for day-to-day living.

IMMACULATE CONDITION THROUGHOUT
LARGE MODERN FITTED KITCHEN/DINER
SPACIOUS LIVING ROOM
GARAGE & DRIVEWAY PARKING
ENCLOSED REAR GARDEN WITH ACCESS TO GARAGE
GUEST CLOAKROOM
FOUR BEDROOMS
EN-SUITE SHOWER ROOM
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING

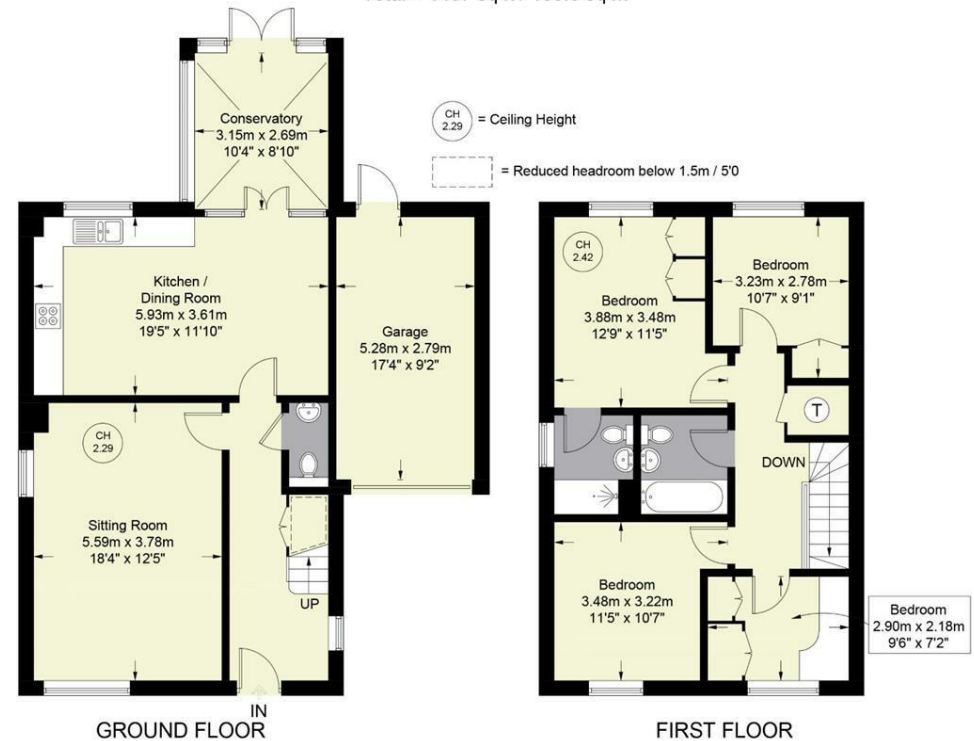






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Approximate Gross Internal Area
 Ground Floor = 698 sq ft / 64.9 sq m
 First Floor = 598 sq ft / 55.6 sq m
 Garage = 161 sq ft / 15.0 sq m
 Total = 1457 sq ft / 135.5 sq m



Floor Plan produced for Hursts 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.

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The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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