

FREEHOLD



House - Semi-Detached (EPC Rating: D)

1 KINGSTON ROAD, HIGH WYCOMBE,
BUCKINGHAMSHIRE, HP13 6UJ

Guide Price

£435,000

**Rye
View**
HOMES



3 Bedroom House - Semi-Detached located in High Wycombe

RyeView Homes are pleased to present to the market this three bedroom semi-detached house located in the popular Totteridge area within easy access to local amenities.

The property would make an ideal buy to let investment and benefits from double glazing, gas central heating, three bedrooms, living room/dining room, kitchen, family bathroom, enclosed rear garden and driveway parking.

The accommodation in further detail comprises:

Entrance Hall

Double glazed door to the front; stairs to first floor.

Living Room/ Dining Room

An open plan dual aspect room, double glazed windows to the front and rear aspects, carpeted flooring and radiators.

Kitchen

Double glazed window to front aspect and door leading to utility room. The kitchen is fitted with a comprehensive range of wall and base level units with work surfaces over, stainless steel sink unit with mixer tap, free standing gas oven and hob, vinyl flooring.

Utility Room

Space for freestanding fridge freezer, space and plumbing for washing machine, vinyl flooring, window and door leading to garden.

FIRST FLOOR

Landing

Doors to all three bedrooms and family bathroom.

Bathroom

Window to rear aspect, laminate flooring, panelled bath with overhead shower, pedestal wash hand basin, low-level WC, partially tiled walls.

Bedroom One

Double glazed window to front aspect, radiator and carpeted flooring.

Bedroom Two

Double glazed window to rear aspect, radiator and carpeted flooring.

Bedroom Three

Double glazed window to front aspect, radiator and carpeted flooring.

OUTSIDE

Rear Garden

Footpath leading from the utility room, mainly laid to lawn and enclosed by panelled fencing.

Garage

Single garage located to the side of the property.

Viewing

Strictly by appointment only.

NOTE: These particulars are intended only as a guide to prospective Tenants to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Tenant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.



Tenure
Freehold

Council Tax Band
C

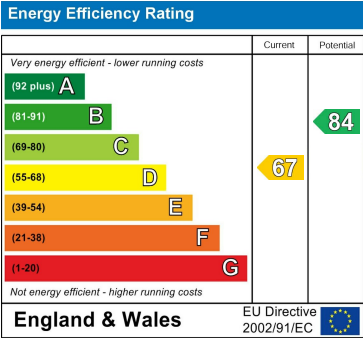


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Council Tax Band

C

Energy Performance Graph



Call us on
01494 510099
info@ryeviewhomes.com
ryeviewhomes.com

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