



**Keegan White**  
ESTATE AGENTS

4 Kingswood Park | £875,000





## Features

- Show Home Finish
- South Facing Garden
- Kitchen Lounge Diner
- Five Bedrooms
- Three Bathrooms
- Double Garage

The front door opens into a bright hallway with stairs rising to the first floor, with storage cupboards and drawers below. The family room is currently being used as a study and has a window to front aspect, and across the hallway is the formal lounge that has windows to front and side, and double doors leading to the vast kitchen / lounge /diner. This standout room has two sets of patio doors that lead out to the garden with numerous windows that emit an abundance of light into the main living area of the house. The kitchen fittings are of the highest quality with integrated appliances within the wide range of storage units that are above and below the quartz

worktops. adjacent to the kitchen is a very functional utility room that also has a sink and drainer, along with a side door leading out to the garden. To the first floor there is a 'horseshoe' landing, with loft access and the airing cupboard. There are two suits comprising of bedroom with ensuite shower rooms, three further bedrooms, and the family bathroom.

Externally, there is driveway parking to front, along with the double garage that has twin power doors for easy access. The side gate leads to the back garden, which is south facing and generous in its proportions.





Situated at the end of a small development close to Totteridge Common, the house was built by the highly regarded nationwide housebuilder, Bellway Homes and offers a degree of seclusion. The property is located close to local convenience stores, within walking distance of the Royal Grammar School and Highcrest Academy, as well as a couple of local pubs. The town-centre, which is a short bus, or car ride away, is vibrant and has a diverse range of retail, leisure, hospitality and entertainment venues, along with the mainline railway station that provides rapid access to London Marylebone in under half

an hour. Alternatively, there is also a bus service that goes directly to Amersham's underground station. For road commuters, High Wycombe is serviced by Junctions 3 and 4 of the M40 with the M25 and London Heathrow Airport just beyond.

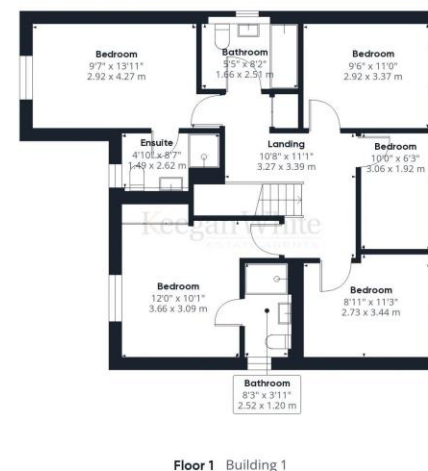
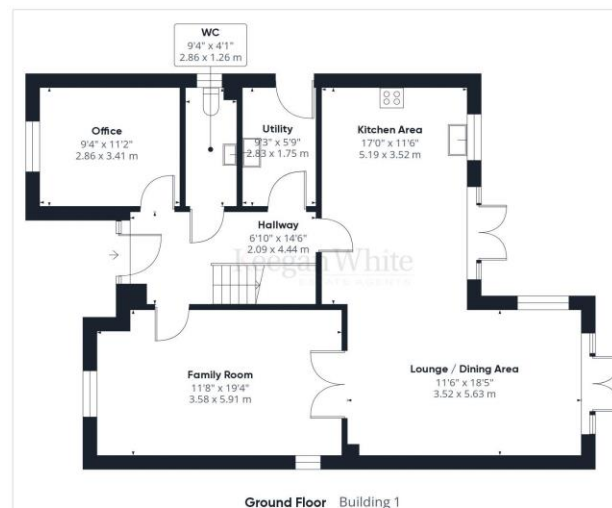
Additional Information:

Council Tax Band: G.

Energy Performance Rating: B (89).

Communal Service Charge: £430 per year.





**Keegan White**  
ESTATE AGENTS

Approximate total area<sup>1</sup>  
2166.68 ft<sup>2</sup>  
201.29 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Keegan White Ltd. in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Keegan White Ltd. has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Keegan White Ltd. is a limited company registered in England & Wales with company number 9726292. Our registered office is 102-104 High Street, Great Missenden, Bucks, HP16 0BE

33-35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: [wyc@keeganwhite.co.uk](mailto:wyc@keeganwhite.co.uk)

[keeganwhite.co.uk](http://keeganwhite.co.uk)

**Keegan White**  
ESTATE AGENTS