



**Kingsley Crescent, High Wycombe, Buckinghamshire, HP11 2UN**

*Situated in a sought-after location backing onto 'Tom Burts Hill' an extended detached home within easy reach of town centre amenities.*

| Extended Family Home | Entrance Porch | Entrance Hall | Sitting Room | Dining Room | Kitchen | Separate Breakfast Room | Cloakroom | Landing | Four Bedrooms | Bathroom | Garage + Driveway Parking | Large Rear Garden | Sought After Location Close To Town | No Onward Chain |

An extended detached house with good size level gardens that backs directly onto parkland to the rear. The property offers well-proportioned accommodation and has been well cared for yet still offers additional scope to extend further subject to the normal planning permissions. Accommodation to the ground floor comprising; entrance porch, hallway, cloakroom, dining room, extended sitting room, kitchen with door to side and breakfast room. First floor landing, four good size bedrooms and bathroom. To the outside there is a lawn and block paved driveway to the front with side access to a large rear garden which is predominately lawned with edged borders and gated access onto parkland at the rear.

**Price... £650,000**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(56-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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## LOCATION

Situated in a sought-after residential location within walking distance of the town centre with a wide array of shopping facilities and mainline rail link to London Marylebone, Oxford and Birmingham. Access to M40 at Junction 4 is less than a mile away as is the Handy Cross Hub, Cinema Complex and Major Supermarkets. Wycombe High for Girls and John Hampden Grammar for Boys is just a short walk from the property.



## DIRECTIONS

From the multi roundabout system in High Wycombe, ascend Marlow Hill, pass through the first set of traffic lights and at the next lights, filter right then left onto Marlow Road. On reaching the mini-roundabout turn right into Desborough Avenue and continue over the next mini-roundabout into Desborough Avenue. Take the first turning on the right into Carver Hill Road and ascend the hill and follow the road down and at the bottom bear to the right which becomes Kingsley Crescent and the property can be found on the left-hand side, identified by a Wye Residential for sale board.



## ADDITIONAL INFORMATION

### COUNCIL TAX

Band F

### EPC RATING

D

### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



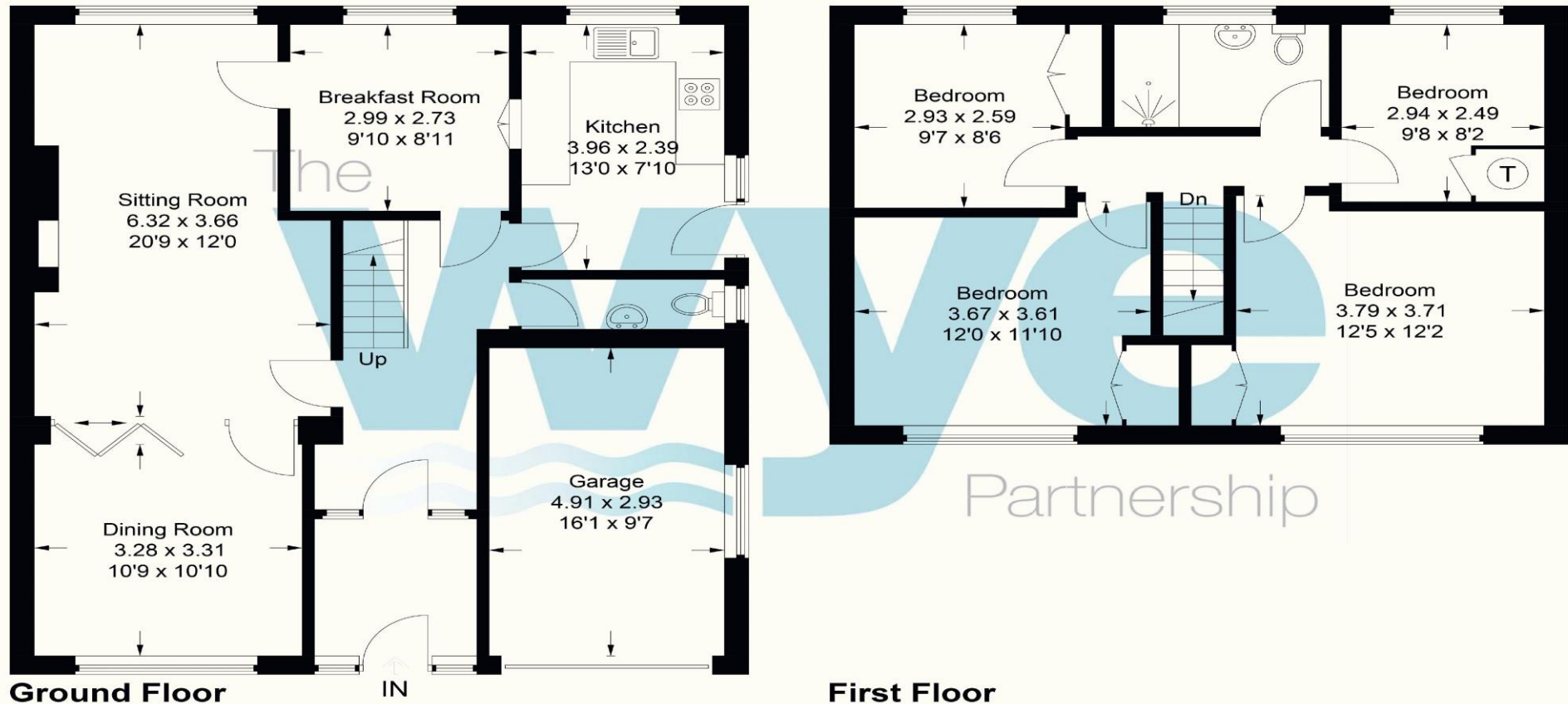
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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# 10 Kingsley Crescent

Approximate Gross Internal Area  
Ground Floor = 70.5 sq m / 759 sq ft  
First Floor = 54.8 sq m / 590 sq ft  
Garage = 14.3 sq m / 154 sq ft  
Total = 139.6 sq m / 1,503 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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 **wye** Partnership