



Kilty Place, High Wycombe, Buckinghamshire, HP11 1DG

A modern, immaculately presented semi detached house on the ever-popular Pine Trees Development.

| Spacious And Versatile Modern Semi Detached House | Popular & Highly Sought After Pine Trees Development | Reception Hall | Cloakroom | Fitted Kitchen With Integrated Appliances | Lounge/Dining Room Incorporating Sun Lounge | Three First Floor Bedrooms With Family Bathroom | Second Floor Master Bedroom Suite With En Suite Shower Room And Dressing Area | Gas Central Heating | Double Glazing | Solar Panels | Large Garage With Workshop/Storage Area And Driveway Parking for 3 Cars | Enclosed Garden | No Onward Chain - Viewing Recommended |

Situated on the ever popular 'Pine Trees' development in a sought-after sector of the town, we are delighted to offer this immaculately presented four bedroom semi detached house which is offered with early vacant possession. The property has a reception hall with cloakroom, fitted kitchen with integrated appliances, large living/dining room with sun lounge at the rear with solid roof and vaulted ceiling, three first floor bedrooms with family bathroom and master suite on the second floor with dressing area and en suite shower room. The property enjoys an enclosed south facing garden, larger than average garage with driveway parking for 3 cars and benefits from gas central heating and double glazing, as well as solar panels creating lower energy bills. There is no onward chain and a viewing is strongly recommended.

Price... £585,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	87	89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



LOCATION

Pine Trees is a modern development which has the benefit of a convenience store and schooling all within walking distance. Junction 4 of the M40 motorway is a 5-minute drive as is the town centre of High Wycombe which provides extensive shopping facilities, hospitality venues, restaurants, entertainment facilities and a mainline rail station to London/Birmingham.



DIRECTIONS

From the 'magic roundabout' in High Wycombe town centre, ascend Marlow Hill and at the traffic lights, turn left into Daws Hill Lane. On reaching the first turning left into Eaker Street and then bear left into Doolittle Avenue. Proceed towards the end of Doolittle Avenue and Kilty Place will be found on the right-hand side.



ADDITIONAL INFORMATION

Estate Charge; £292.20 Per annum.

COUNCIL TAX

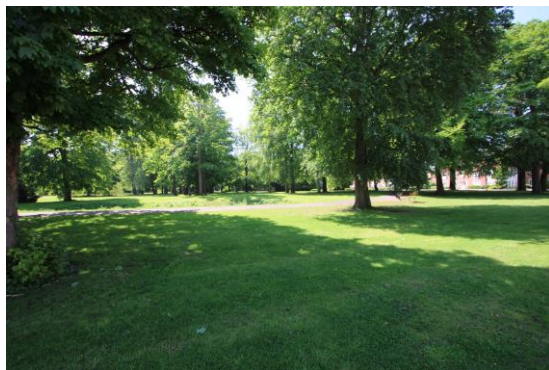
Band E

EPC RATING

B

MORTGAGE

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



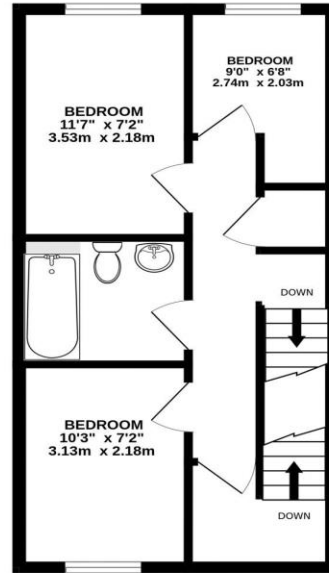
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



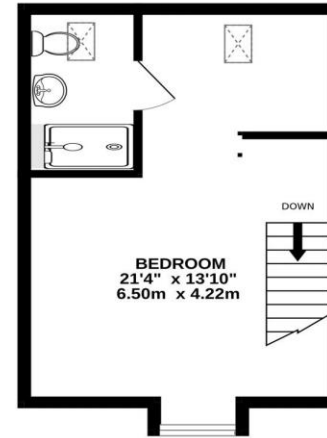
GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



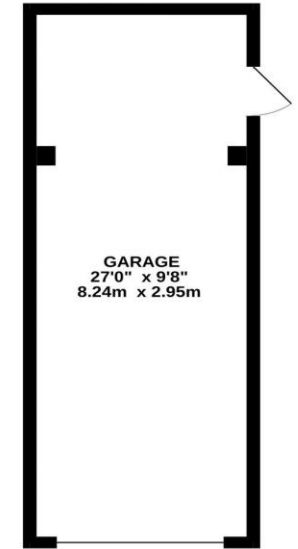
1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



2ND FLOOR
283 sq.ft. (26.3 sq.m.) approx.



GARAGE
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 1494 sq.ft. (138.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The **wye** Partnership