



Kingswood Park, High Wycombe, Buckinghamshire, HP13 6GR

We are delighted to offer for sale this attractive modern three-bedroom semi detached house located in a delightful tucked away location close to Totteridge Common.

Covered Porch | Entrance Hall | Ground Floor Cloakroom | Good Size Lounge/Dining Room | Generous Modern Fitted Kitchen Including Appliances | First Floor Landing | Three Bedrooms | Family Bathroom | En-Suite Shower Room To Master Bedroom | Gas Central Heating To Radiators | Double Glazed Windows | Open Plan Front Garden | Enclosed Rear Garden | Two Allocated Car Parking Spaces Adjacent To The Property | Highly Regarded Area Close To Totteridge Common | Childrens Play Area On The Development | Must Be Seen |

We are delighted to offer for sale this attractive, modern, three-bedroom semi detached house located in a delightful tucked away location close to Totteridge Common. Having been owned since new the property has well planned accommodation extending to an entrance hall, good size modern fitted kitchen, ground floor cloakroom, generous lounge/dining room, three first floor bedrooms and two bathrooms (one en-suite shower to the master). The property is heated by gas central heating to radiators and has double glazed windows. Externally the front garden is open plan with an enclosed rear garden and two allocated car parking spaces. Set in a prime residential location this property must be viewed internally to be appreciated.

Price... £425,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(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.epc4u.com		



LOCATION

Situated in a small, modern development with amenity space for small children and just a short walk of local shops and schools. The property is situated just over a mile and a half from the station and town centre with regular buses running to and from close by. The town centre offers a wide variety of shopping facilities and the station provides regular train service into London Marylebone.

DIRECTIONS

From our office in Crendon Street, ascend the hill, pass over the railway bridge and continue into Amersham Hill which then becomes Amersham Road. Pass through the two sets of traffic lights and on reaching the two mini roundabouts pass over the first and turn right at the second into Totteridge Lane. On reaching the next mini roundabout turn right into Totteridge Drive and then turn first left into Kingswood Park. Proceed to the top of the road and the property will be found on the right.

ADDITIONAL INFORMATION

There is an annual estate management charge for this development. We are advised that the charge is £180.00 every 6 months.

COUNCIL TAX

Band D

EPC RATING

B

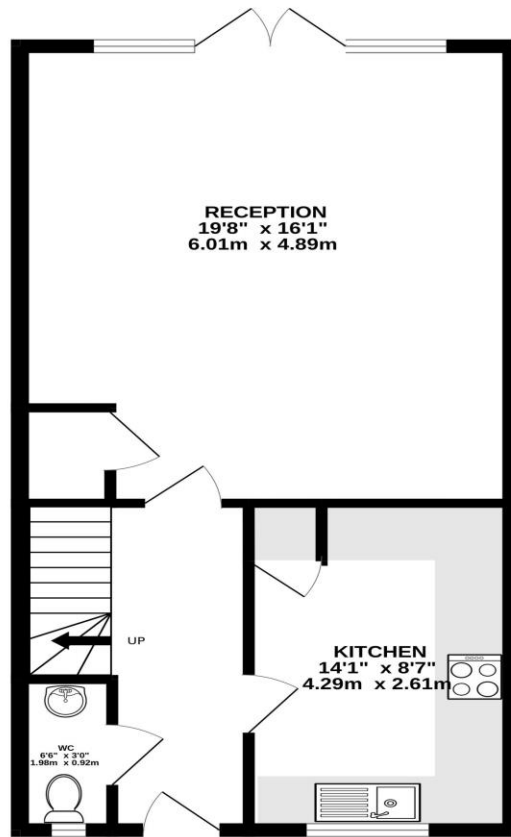
MORTGAGE

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

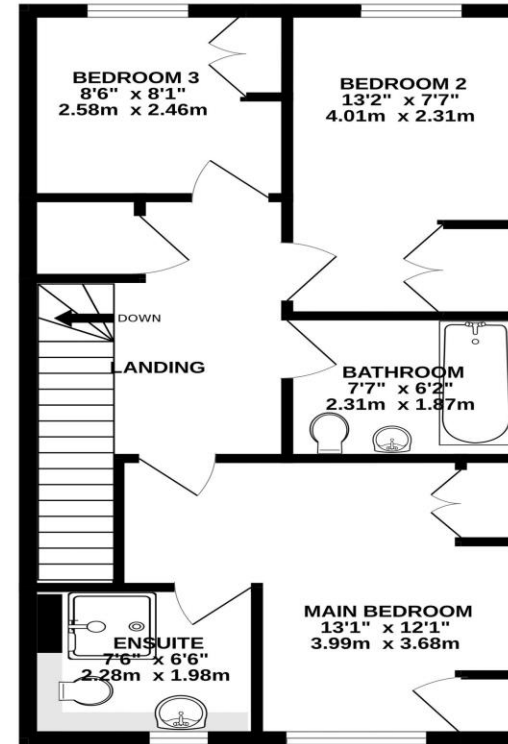
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



GROUND FLOOR



1ST FLOOR



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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Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE
01494 451 300
wycombe@wyeres.co.uk
wyeres.co.uk

The **wye** Partnership