



Kingsley Crescent, High Wycombe, Buckinghamshire, HP11 2UL

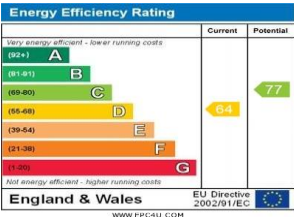
*We are delighted to offer for sale this substantial four-bedroom detached house situated in a popular leafy crescent backing on to open woodland.*

Large Entrance Porch | Entrance Hall | Cloakroom | Large Lounge/Dining Room | Generous Kitchen | Balcony Overlooking Rear Garden And Woodland | Home Office | Substantial Basement Area | Bathroom | Large Workshop With High Ceilings | First Floor Landing | Four Bedrooms | Ensuite Bathroom To Master | Family Bathroom | Good Size Enclosed Rear Garden Backing Onto Woodland | Side Pedestrian Access | Garage | Large Driveway Parking For Several Cars | Envious Location Known Locally As The Poets | Gas Central Heating To Radiators Double Glazed Windows | Over 2400 Sq Ft Of Accommodation | In Need Of Some Improvement | No Upper Chain | We Hold Keys |

We are delighted to offer for sale this substantial four-bedroom detached house situated in a popular leafy crescent backing onto open woodland. Boasting over 2400 sq ft of accommodation set over three floors, the property is heated by gas central heating to radiators and has double glazed windows. Internally the property does require a degree of updating but the sizeable accommodation offers a flexibility rarely seen in the market. Particular features include, but are not limited to, four bedrooms, three bathrooms, cloakroom, home office, a good size lounge/dining room, generous kitchen with balcony overlooking woodland, with the lower floor comprising of a substantial sized basement, bathroom and large workshop. The rear garden is enclosed and to the front is a driveway and parking. To be sold with no upper chain we hold keys for early viewings.

**Price... £599,500**

*Freehold*



---

### 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 the 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, ascend the hill and follow the road down, at the bottom bear right which becomes Kingsley Crescent. 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

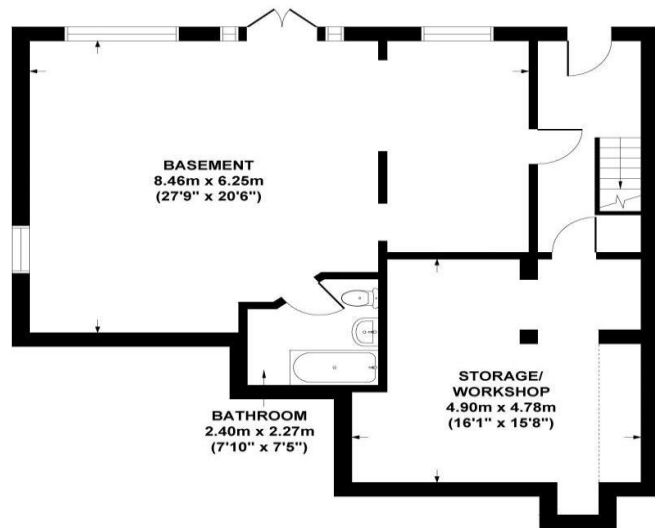
#### MORTGAGE

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

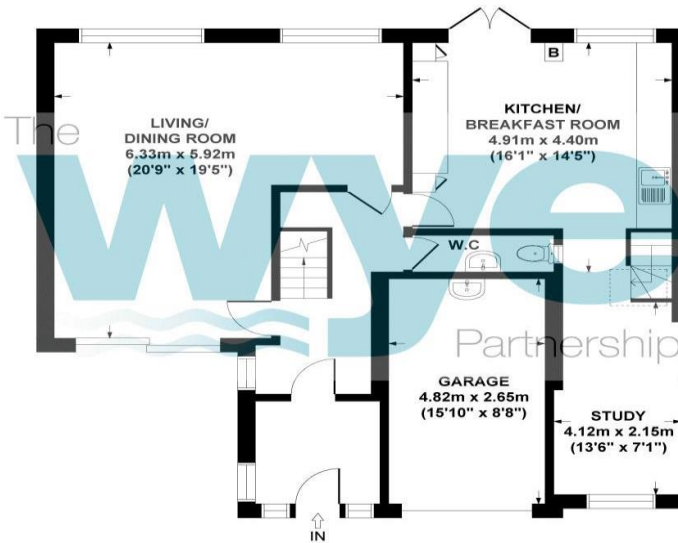
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

---

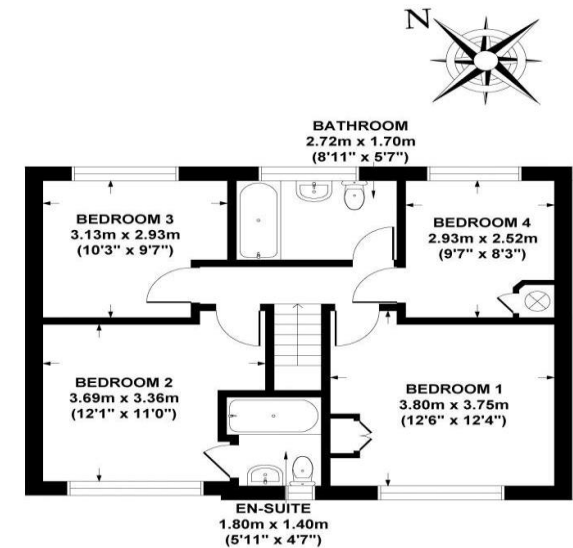




**BASEMENT**  
GROSS INTERNAL  
FLOOR AREA 83 SQ M / 893 SQ FT



**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 91 SQ M / 984 SQ FT



**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 56 SQ M / 607 SQ FT



**KINGSLEY CRESCENT, HIGH WYCOMBE, HP11 2UL**  
**APPROX. GROSS INTERNAL FLOOR AREA 230 SQ M / 2484 SQ FT**  
FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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

The **wye** Partnership