

Kingswood Place, High Wycombe, Buckinghamshire, HP13 7SR


A substantial Charles Church built family home situated in a quiet, sought after cul-de-sac, adjacent to delightful parkland.

| Charles Church Built Detached Family Home | Quiet Cul-De-Sac Location | Entrance Hall | Cloakroom | Living Room | Dining Room | Study | Kitchen/Breakfast Room | Utility | Five Bedrooms (Three With En-Suites) | Family Bathroom | Gas C/H | Double Glazing | Double Garage Plus Driveway Parking | Good Size Corner Plot Gardens | No Onward Chain |

Built in 1999 by Charles Church a delightful, detached family home, situated in a quiet, select development between High Wycombe & Hazlemere close to Totteridge Common and within walking distance of The Royal Grammar School. This attractive, substantial home provides spacious accommodation which includes three reception rooms and five bedrooms, three of which have en-suite facilities. There is a cloakroom, large kitchen/breakfast room and a separate utility room. The property is gas centrally heated, double glazed, has an integral double garage and driveway parking. To the outside the gardens occupy a level corner plot, mainly laid to lawn and enjoy a high degree of privacy.

Price... £900,000

Freehold

| Energy Efficiency Rating | | | | |
|---|---------------|---------------|--|--|
| | Current | Potential | | |
| Very energy efficient - lower running costs | | | | |
| (92+) | <div>69</div> | <div>79</div> | | |
| 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.ePCA.UK.COM | | | | |



LOCATION

Kingswood place lies approximately 1.5 miles North East of High Wycombe centre, which provides 25-minute London Marylebone trains as well as direct links to Oxford and Birmingham. The town centre provides extensive amenities and shopping facilities. Buses to town can be caught close by. There are local stores within walking distance as well King's Wood Primary School and the Royal Grammar School for boys. Terriers Conservation Area, Totteridge Common and the vast King's Wood lies on the opposite side of Totteridge Lane. Junctions 3 & 4 of the M40 motorway are less than ten minutes' drive.

DIRECTIONS

From our office in Crendon Street, ascend Amersham Hill, continuing into Amersham Road and continue for approximately one and a half miles, passing through two sets of major traffic lights, pass over the first mini roundabout and turn right at the second into Totteridge Lane. Proceed for a short distance and take the third turning on the right into Kingswood Place. Number 7 will be found at the end of the cul-de-sac on the left-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band G

EPC RATING

C

MORTGAGE

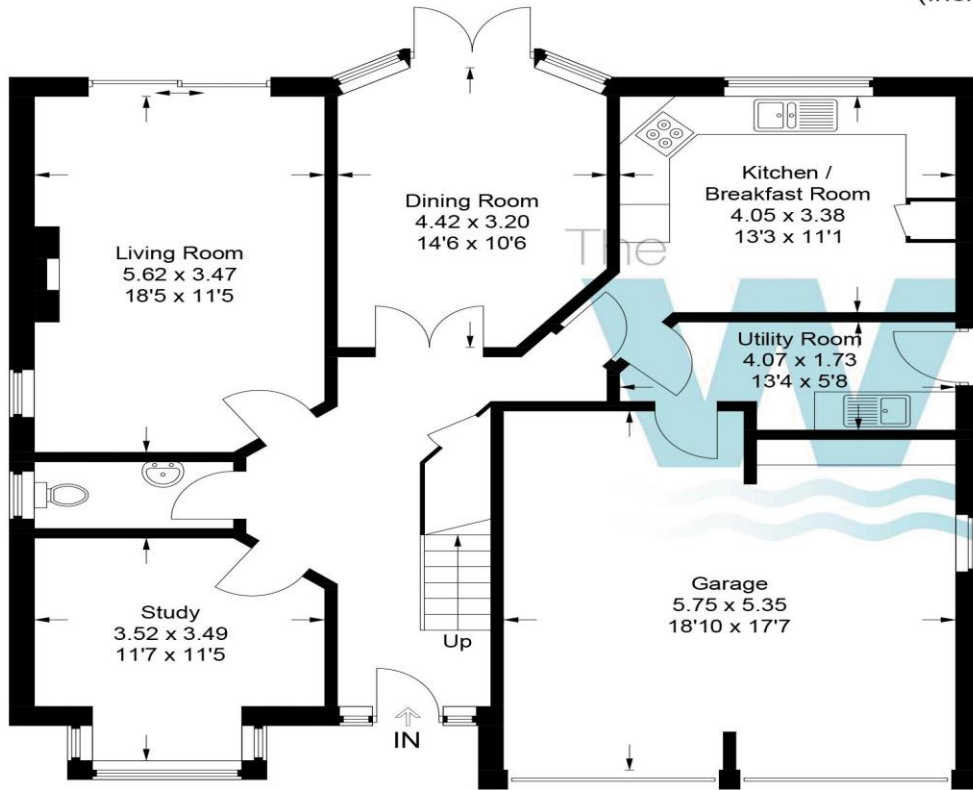
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

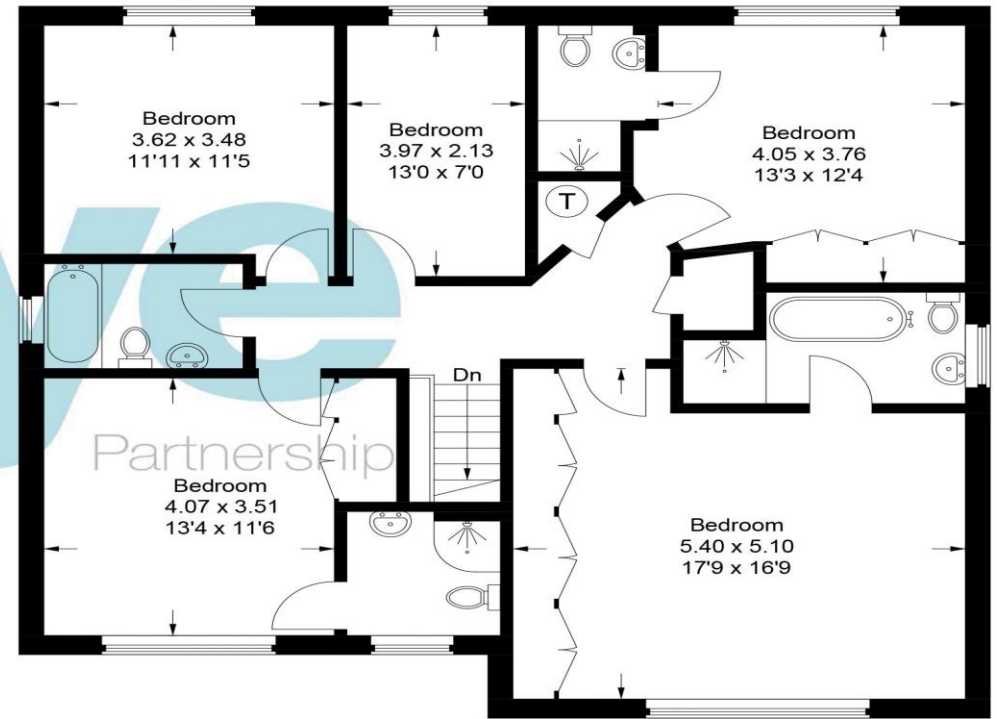


7 Kingswood Place

Approximate Gross Internal Area
 Ground Floor = 115.4 sq m / 1242 sq ft
 First Floor = 112.0 sq m / 1205 sq ft
 Total = 227.4 sq m / 2447 sq ft
 (Including Garage)



Ground Floor



First Floor

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