



Kingsmead Road, High Wycombe, Buckinghamshire, HP11 1HY



*An exceptional, extended and greatly improved semi detached family home presented to the highest standard.*

| An Exceptional, Extended and Superbly Presented Semi Detached Family Home | Situated in a Favoured Location on the East Side of High Wycombe | Reception Hall | Cloakroom | Family Room | Dining Room | Delightful Open Plan Kitchen/Breakfast Room | Utility Room | Two First Floor Bedrooms and Family Bathroom | Two Second Floor Bedrooms and Shower Room | Gas Central Heating and Double Glazing | Landscaped Gardens | Off Street Parking for Two Cars | Viewing Strongly Recommended |

Situated in a favoured location on the East side of High Wycombe, we are delighted to offer this exceptional semi detached home which has been cleverly extended to provide a fabulous Kitchen/Breakfast Room & large family room, as well as a separate dining room, utility room and cloakroom on the ground floor and a converted loft to now provide four bedrooms and two bathrooms. This delightful home is superbly presented, offers no onward chain and a viewing is strongly recommended.

**Price... £550,000**

*Freehold*

| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92+) <b>A</b>                              |           | <b>88</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>73</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |
| WWW.EPC4U.COM                               |           |                         |





## LOCATION

The property is situated just over a mile and a half from the town centre of High Wycombe close to playing fields and within walking distance of local shops which cater for all day-to-day needs. The town centre, which is easily accessible by car or public transport, offers a vast selection of shopping, hospitality, leisure and travel facilities including a mainline rail link to London and the North.

## DIRECTIONS

Leave High Wycombe on the A40 London Road, continue over two roundabouts and on reaching the retail park, pass through the first two sets of traffic lights and turn right at the third into Abbey Barn Lane. Proceed over the mini roundabout and then pass round the sharp left-hand bend into Kingsmead Road and the property will be found a short way along on the right-hand side.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band D

### EPC RATING

C

### MORTGAGE

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

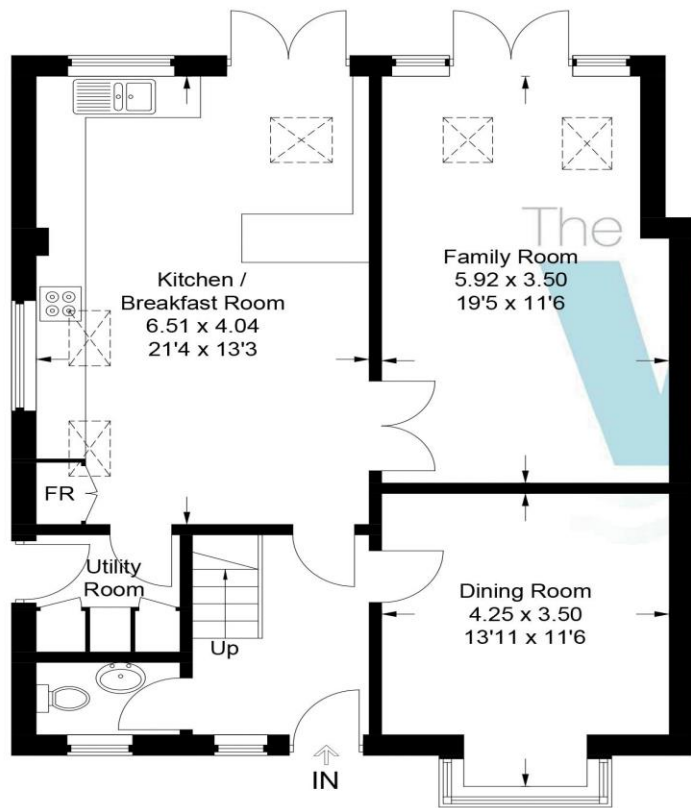


*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

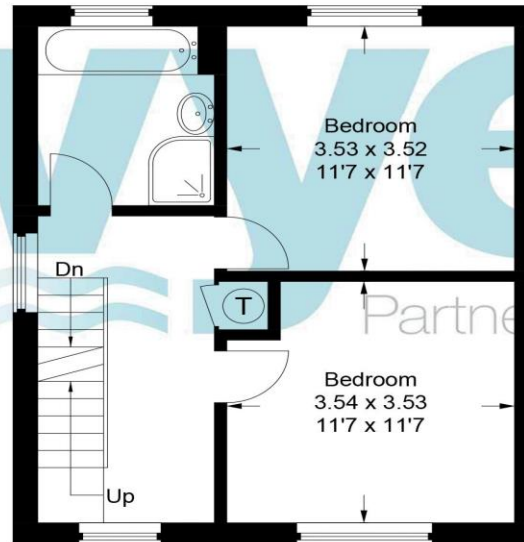


## 84 Kingsmead Road

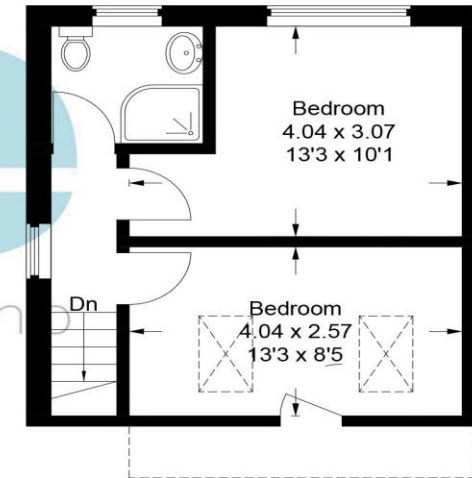
Approximate Gross Internal Area  
 Ground Floor = 74.5 sq m / 802 sq ft  
 First Floor = 41.8 sq m / 450 sq ft  
 Second Floor = 28.2 sq m / 303 sq ft  
 Total = 144.5 sq m / 1,555 sq ft



**Ground Floor**



**First Floor**



**Second 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