



14 Kingston Road, High Wycombe, Buckinghamshire, HP13 6UJ - £435,000


A spacious semi detached house completely refurbished and immaculately presented.

| Spacious Semi Detached Home | Extensively Refurbished and Superbly Presented Accommodation | Entrance Porch | Reception Hall | Cloakroom | Lounge | Slightly Extended and Refitted Kitchen/Dining Room | Three Bedrooms | Refitted Bathroom | Gas Central Heating | Double Glazing | Shared Driveway, Garage and Hardstanding | Enclosed Lawned Gardens | Views to the Rear from First Floor | Viewing Recommended |

Situated in a popular location on the north side of the town, we are delighted to offer this spacious semi detached house which has been the subject of extensive refurbishment and alteration and now provides superbly presented accommodation. The refurbishment has included upgrading electrics, installation of a new boiler, the inclusion of a downstairs wc, opening up and refitting of the kitchen, dining room and a new bathroom. There is a shared driveway leading to a garage with additional hardstanding at the front of the property. The rear gardens are of a good size and laid to lawn. A viewing is essential to appreciate this lovely home.

Price... £435,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	80
(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 just under one and a half miles from the town centre in a popular residential location. The property is situated close to local shops and a regular bus service into the town centre runs close by. High Wycombe town centre offers multiple shopping facilities as well as having a mainline railway station with a regular service to both London and Birmingham. There are a number of schools close by including the boys Royal Grammar School.

DIRECTIONS

From our office in Crendon Street ascend the hill, turn right just above the station into Totteridge Road and continue to the traffic lights at the crossroads with Bowerdean Road. Turn left at the traffic lights and continue over the mini roundabout turning right staright after into Hillview Road and then take the first left into Perth Road. Take the first right into Kingston Road and the property will be found on the right.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

C

MORTGAGE

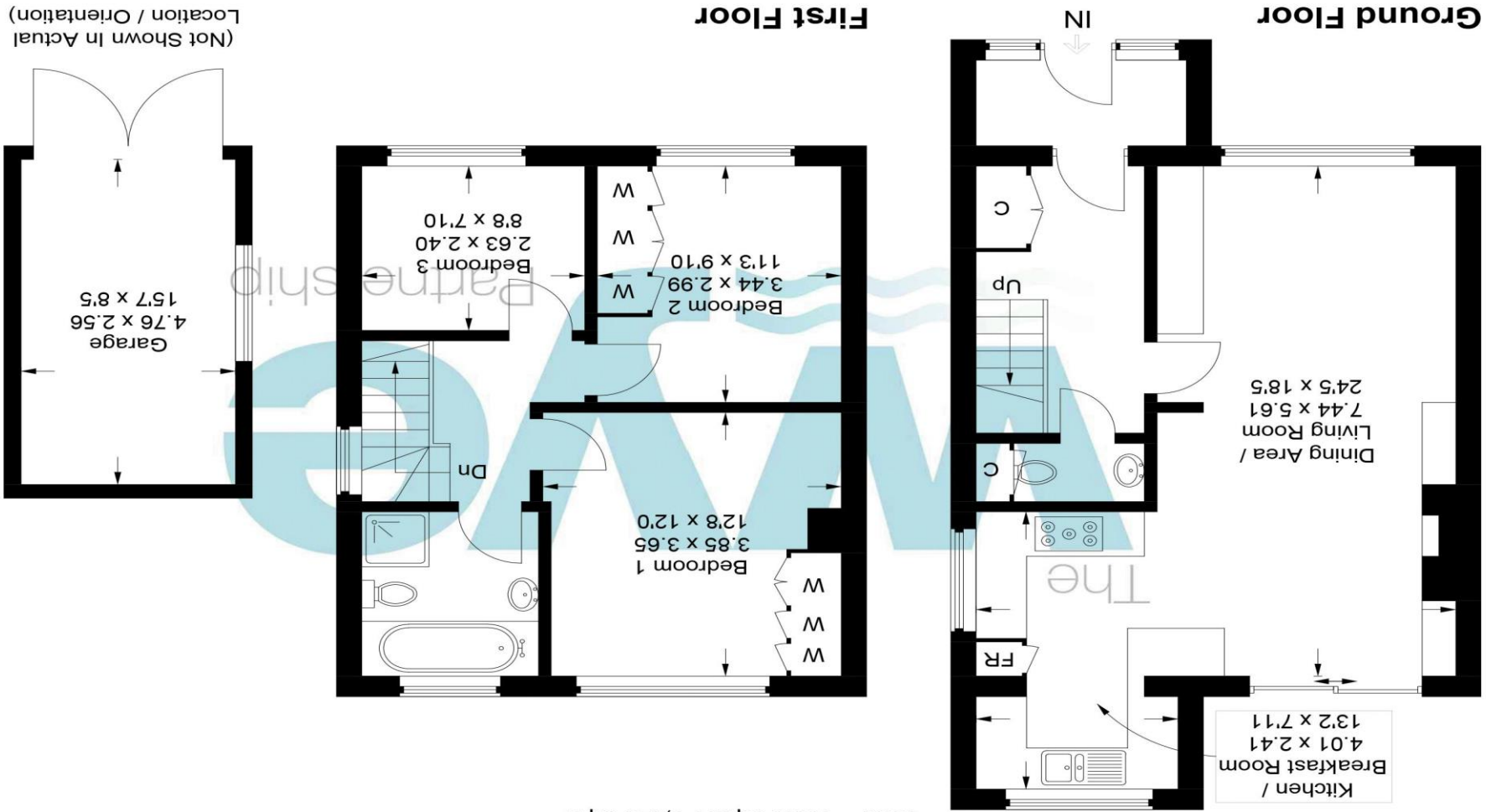
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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



14 Kingston Road

Approximate Gross Internal Area
Ground Floor = 50.4 sq m / 542 sq ft
First Floor = 42.5 sq m / 457 sq ft
Garage = 12.1 sq m / 130 sq ft
Total = 105.0 sq m / 1,129 sq ft



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.

© CJ Property Marketing Ltd Produced for Wye

Wye House, 15 Crendon Street, High Wycombe, Bucks, HP13 6LE

01494 451 300

wycombe@wyeres.co.uk

wyeres.co.uk