



Kingswood Park HIGH WYCOMBE HP13 6GR

for sale offers in excess of
£800,000



Property Description

This impressive five-bedroom detached home offers exceptional space, style, and versatility—perfectly suited to modern family living. Situated in a highly sought-after residential area, the property benefits from a double garage, generous driveway parking, and a fully enclosed south-facing rear garden, ideal for enjoying sunshine, privacy, and outdoor entertaining.

The ground floor features a superb open-plan layout, seamlessly combining a contemporary lounge, dining area, and a sleek, fully equipped kitchen fitted with integrated appliances and stylish wall and base units. Double doors lead directly out to the garden, creating a wonderful indoor-outdoor flow—perfect for both everyday living and hosting guests. The dining area also enjoys direct garden access and connects to a separate family room via double doors, offering flexible and adaptable living space.

Further enhancing the practicality of the home, the ground floor also includes a dedicated home office, a useful utility room, and a convenient downstairs WC—thoughtfully designed to meet the demands of modern family life.

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Location

The location adds further appeal, with excellent transport links—including a mainline train station just one mile away—alongside highly regarded schools, healthcare facilities, and everyday amenities within walking distance. Leisure options abound,

Entrance Hall

14' 5" max x 6' 10" max (4.39m max x 2.08m max)

Study/Office

11' 1" max x 9' 4" max (3.38m max x 2.84m max)

Living Room

18' 5" max x 11' 6" max (5.61m max x 3.51m max)

Dining Room

19' 4" max x 11' 8" max (5.89m max x 3.56m max)

Kitchen

17' max x 11' 6" max (5.18m max x 3.51m max)

Utility

9' 3" max x 5' 9" max (2.82m max x 1.75m max)

Downstairs Cloakroom

Bedroom One

11' 1" max x 10' 8" max (3.38m max x 3.25m max)

Ensuite

8' 7" max x 4' 10" max (2.62m max x 1.47m max)

Bedroom Two

12' max x 10' 1" max (3.66m max x 3.07m max)

Ensuite

8' 3" max x 3' 11" max (2.51m max x 1.19m max)

Bedroom Three

11' 1" max x 9' 6" max (3.38m max x 2.90m max)

Bedroom Four

10' 1" max x 6' 2" max (3.07m max x 1.88m max)

Bedroom Five

11' 3" max x 8' 11" max (3.43m max x 2.72m max)

Bathroom

8' 2" max x 5' 5" max (2.49m max x 1.65m max)

Garage

22' 6" max x 20' max (6.86m max x 6.10m max)

Agents Note:

We have been advised that there is a maintenance charge of £490 per year. This pays to keep the road/area clean and tidy and in summer replants the plants.

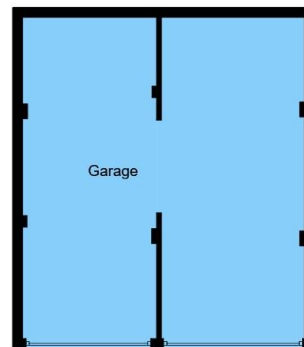




Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01494 534 822
E highwycombe@connells.co.uk

1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: B Council Tax
 Band: G

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Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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