



Kingswood Park HIGH WYCOMBE HP13 6GR

for sale offers in excess of
£850,000



Property Description

This stunning five-bedroom detached home combines space, style, and versatility—perfect for modern family living.

Situated in a sought-after residential area, the property boasts a double garage, generous driveway parking, and a fully enclosed rear garden for privacy and security.

The ground floor offers an impressive open-plan layout, featuring a contemporary lounge, dining area, and kitchen with sleek wall and base units, integrated appliances, and double doors leading to the garden—ideal for entertaining. The dining space also opens directly to the garden and connects to a separate family room via double doors. Completing the ground floor are a dedicated office, a practical utility room, and a convenient downstairs WC.

Upstairs, you'll find five well-proportioned bedrooms, two of which benefit from modern en-suite shower rooms. The remaining bedrooms share a stylish family bathroom, ensuring comfort for all.

Outside, the property provides a double garage and ample driveway parking. The rear garden includes a spacious patio seating area and a neatly maintained lawn, creating the perfect setting for outdoor relaxation.

This beautifully presented home offers the ideal blend of comfort, functionality, and space for growing families.

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)

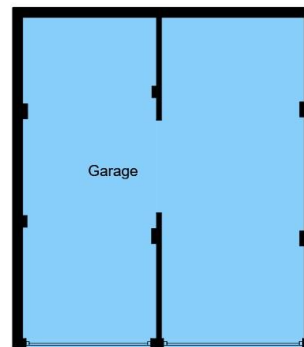




Ground Floor



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

To view this property please contact Connells on

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

check out more properties at connells.co.uk

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WYC313446 - 0003