



Connells

**Kingswood Park
HIGH WYCOMBE**



Property Description

This stunning five-bedroom detached home offers exceptional space, style, and versatility—ideal for modern family living. Set in a sought-after residential area, it features a double garage, generous driveway parking, and a fully enclosed south-facing rear garden, perfect for privacy, sunshine, and outdoor enjoyment.

The ground floor showcases an impressive open-plan layout with a contemporary lounge, dining area, and a sleek, well-equipped kitchen with integrated appliances and modern wall and base units. Double doors open directly onto the garden, creating an effortless indoor-outdoor feel—perfect for entertaining. The dining area also enjoys direct garden access and links to a separate family room via double doors, offering flexible living space.

A dedicated office, practical utility room, and convenient downstairs WC complete the ground floor, providing everything needed for comfortable family life.

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)

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.

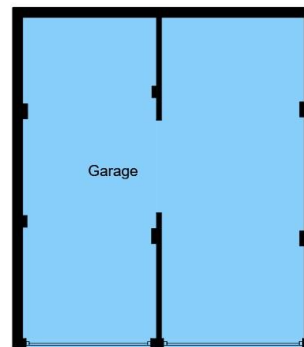




Ground Floor



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

To view this property please contact Connells on

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EPC Rating: B Council Tax
 Band: G

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Tenure: Freehold



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