

CRENDON **H**OUSE

Est. 1971



**Netherwood, Kingsmead Road, High
Wycombe, Buckinghamshire, HP11 1JL**

£635,000 – Freehold

Tucked away in a sought-after and well-connected location, this spacious four double bedroom family home offers versatile living accommodation, balanced with generous outdoor space and far-reaching views. Upon entering, you are welcomed by a bright and inviting entrance hall, setting the tone for the space and light found throughout the home. The impressive 22ft living/dining room provides a wonderful setting for both relaxing and entertaining, with ample room for family gatherings and social occasions. The kitchen/breakfast room is well-appointed and offers plenty of workspace and storage, creating a practical yet sociable hub of the home. The ground floor also benefits from a spacious double bedroom featuring a charming bay window, offering flexibility for multi-generational living, guest accommodation or a home office. A bathroom on this level adds further convenience. Upstairs, the property continues to impress with three further generously sized double bedrooms, all enjoying pleasant outlooks, along with a well-proportioned family bathroom. Externally, the home is complemented by gorgeous private gardens, providing a peaceful retreat and an ideal space for outdoor dining, play or simply unwinding. To the front, a large driveway offers ample off-road parking and leads to the integral garage, adding further practicality. Further benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency year-round. The property also enjoys easy access to the M40, making it an excellent choice for commuters. A fantastic opportunity to acquire a substantial and flexible family home in a popular location, early viewing is highly recommended. EPC: C Council Tax Band: F Location: Loudwater Loudwater combines scenic tranquility with exceptional connectivity, making it a sought-after location for families and commuters alike. Situated on the fringes of the Chiltern Hills Area of Outstanding Natural Beauty, it offers a peaceful residential setting with easy access to the vibrant surrounding towns and transport links. The area benefits from excellent road connectivity, with the M40 (Junction 3) just moments away, and the M4 (Junction 8/9) also within easy reach. Rail connections are equally convenient, with nearby Beaconsfield station providing direct services to London Marylebone in under 25 minutes. Connections to the Elizabeth Line via Maidenhead further enhance commuter flexibility. Local amenities are close at hand, with Wooburn Green and Beaconsfield offering a wide array of everyday essentials including supermarkets, cafes, doctors and dental surgeries, as well as traditional pubs and popular restaurants. A wider choice of shopping, dining, and leisure facilities can be found in the neighbouring towns of Marlow and High Wycombe. Loudwater is surrounded by picturesque countryside, ideal for walking, running, cycling, and enjoying a variety of outdoor pursuits including golf, tennis, and cricket. The area is also known for its excellent schooling options, with a mix of reputable state, grammar, and independent schools within easy reach, plus good transport links to nearby secondary schools. N.B We are required by law to conduct anti-money laundering checks on all those buying a property





Spacious Family Home

4 Double Bedrooms

2 Bathrooms

Gorgeous Private Gardens

Garage & Large Driveway

Popular Location

Lovely Views

Easy Access for M40

Council Tax Band: F
EPC Rating: C

Crendon House – Wooburn Green

Tel: 01628 527766

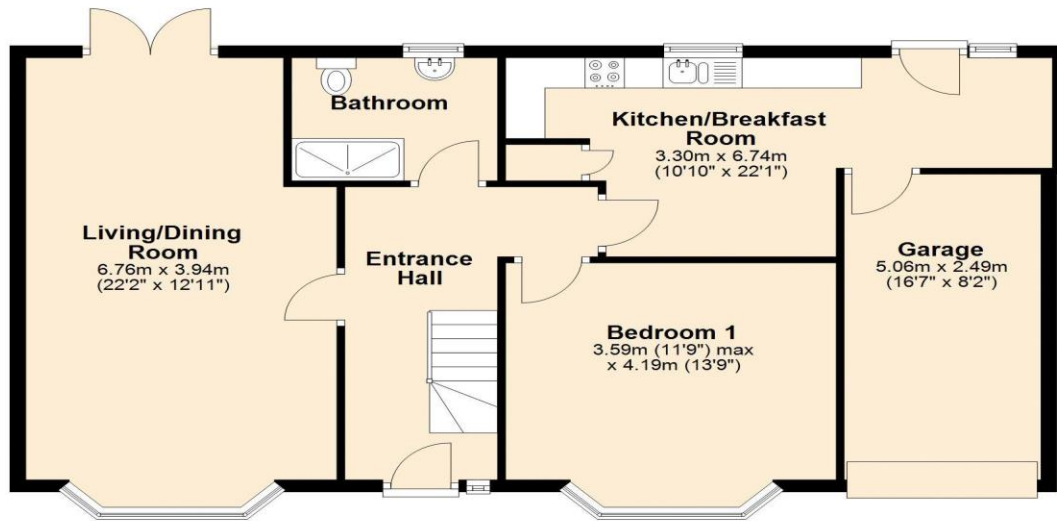
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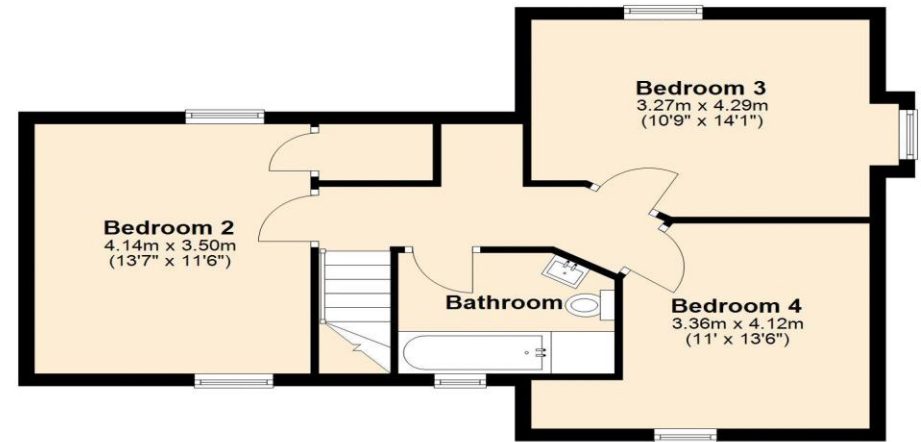
www.crendonhouse.com



Ground Floor



First Floor



Total area: approx. 145.9 sq. metres (1570.6 sq. feet)



Please Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.