



23 Kingswood Park

High Wycombe

- Small Modern Cul De Sac Development
- Modern Terraced Home Presented in Excellent Order
- Reception Hall, Downstairs Cloakroom/WC, Fitted Kitchen
- Two Double Bedrooms
- Gas Central Heating, Double Glazing
- Two Allocated Parking Spaces
- Close Proximity To High Wycombe Town Centre
- Woodland Walks On The Doorstep

Located in a small modern residential cul-de-sac in the Totteridge area on the eastern side of High Wycombe approximately 1 mile northeast of High Wycombe town centre. Regular buses are just a few minutes walk away providing access to High Wycombe town centre which offers a wide range of shopping, leisure and cultural amenities with its train station running regular train services into London Marylebone, Birmingham and Oxford. Kingswood is located on the doorstep and provides plenty of woodland walks.

Council Tax band: C

Tenure: Freehold: There is an annual estate management charge for this development. We are advised that the charge is £245.20 every 6 months.

EPC Energy Efficiency Rating: TBC

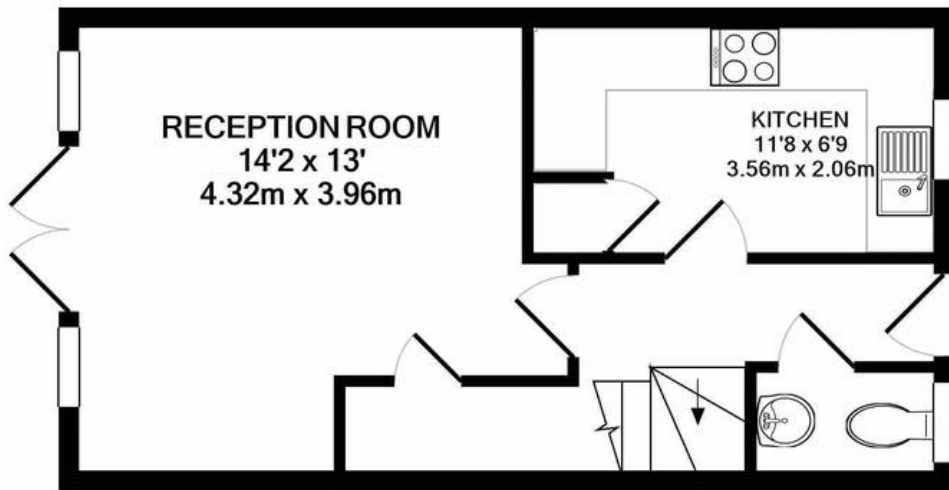


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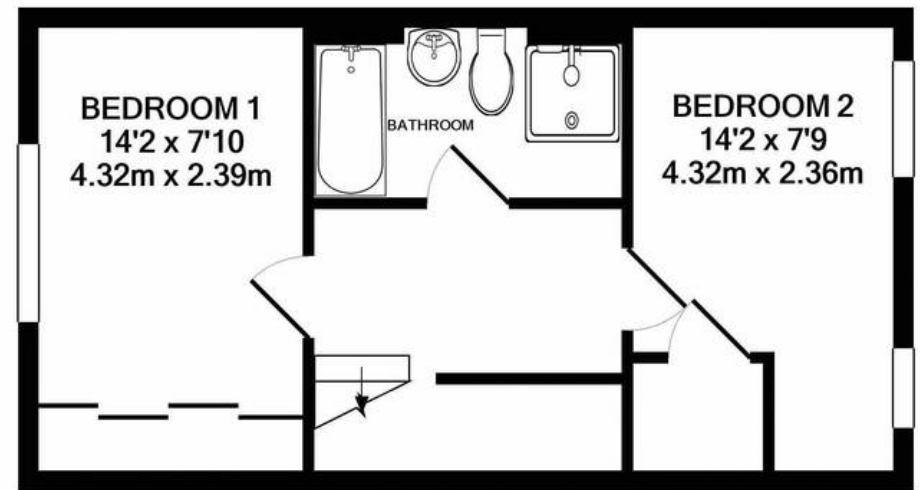
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This modern two bedroom terraced house is presented in excellent order throughout, offering a comfortable and stylish living environment ideal for professionals, couples or small families. The property features a welcoming reception hall that leads to a spacious lounge and a well-appointed fitted kitchen. A convenient downstairs cloakroom with WC adds practicality to the ground floor layout. Both bedrooms are generously sized doubles, providing ample space for furnishings and storage. The home benefits from gas central heating and double glazing, ensuring warmth and energy efficiency all year round. Tasteful décor and quality finishes are evident throughout the property. Two allocated parking spaces are included, providing secure and convenient parking for residents or visitors. Situated in a desirable location with excellent transport links and access to local amenities, this property represents an outstanding opportunity for those seeking a move-in ready home with modern comforts. Early viewing is highly recommended to fully appreciate the quality and appeal of this delightful terraced house.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 722 SQ.FT. (67.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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