Connells

Kennedy Avenue
High Wycombe

Kennedy Avenue
High Wycombe HP11 1BY

for sale
£525,000

Property Description

Situated on the sought-after Pine Trees development, this well-presented four-bedroom semi-detached home enjoys a desirable position within a modern and welcoming community.

The property is approached via a generous driveway providing parking for several vehicles, complemented by a garage and a neatly maintained front garden laid mainly to lawn with a pathway leading to the front door. Inside, a spacious entrance hall sets the tone, with stairs rising to the first floor. The modern kitchen features a range of wall and base units along with integrated appliances, while the impressive open plan living and dining room offers an ideal space for family life and entertaining, enhanced by doors opening directly onto the rear garden. A convenient downstairs cloakroom with WC and wash hand basin completes the ground floor.

The first floor comprises three well-proportioned bedrooms and a study, perfect for home working or flexible use, along with a contemporary family bathroom fitted with a shower over the bath, WC and wash hand basin. The second floor is dedicated to the principal bedroom, boasting a fitted wardrobe and a private ensuite bathroom with shower, WC and wash hand basin, creating a peaceful retreat.

Local Area

Ideally positioned within a mile of two of the area's most highly regarded grammar schools—John Hampden and Wycombe High School—the property is perfectly placed for families. The surrounding area and nearby town centre offer an excellent range of amenities including shops, restaurants, a cinema and a theatre. Excellent transport links are close at hand, with easy access to the M40 (J4) and a mainline train station providing direct services to London Marylebone, making this an attractive choice for commuters and families alike.

Entrance Hall

Living Room
13' 11" max x 12' 8" max (4.24m max x 3.86m max)

Dining Room
13' 11" max x 9' 3" max (4.24m max x 2.82m max)

Kitchen
12' 5" max x 9' 11" max (3.78m max x 3.02m max)

Downstairs Cloakroom

Landing

First Floor

Bedroom Two
11' 10" max x 7' 4" max (3.61m max x 2.24m max)

Bedroom Three
10' 4" max x 7' 4" max (3.15m max x 2.24m max)

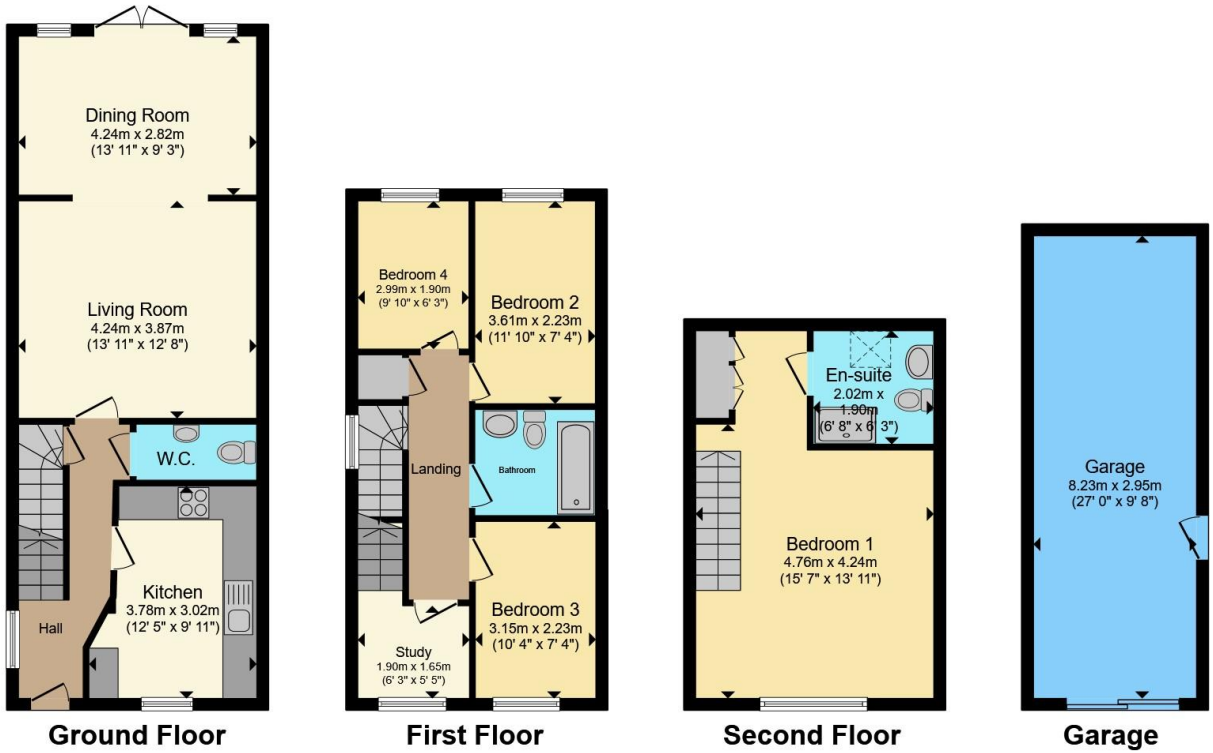
Bedroom Four
9' 10" max x 6' 3" max (3.00m max x 1.91m max)

Study
6' 3" max x 5' 5" max (1.91m max x 1.65m max)

Second Floor

Bedroom One
15' 7" max x 13' 11" max (4.75m max x 4.24m max)

Ensuite
6' 8" max x 6' 3" max (2.03m max x 1.91m max)



Total floor area 154.7 m² (1,665 sq.ft.) approx

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.propertybox.io

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To view this property please contact Connells on

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EPC Rating: A

Council Tax
Band: E

Tenure: Freehold

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