



45 Wellesbourne Crescent, High Wycombe, Buckinghamshire, HP13 5HF - £575,000

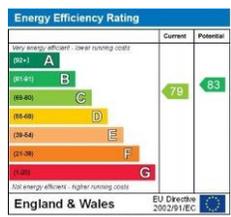
We are delighted to offer for sale this well maintained four-bedroom detached family home located in a quiet crescent on the popular Kingshill Grange development and backing onto Brands Hill Avenue.

Entrance Hall | Ground Floor Cloakroom | Generous Size Lounge | Open Plan Kitchen/Breakfast Room Including Appliances | Conservatory | Four Good Size Bedrooms | En-suite Shower To Master Bedroom | Family Bathroom | Attractive Enclosed South West Facing Garden | Garage | Additional Driveway Parking To Front And Side | Gas Central Heating To Radiators | Double Glazed Windows And Doors | Quiet Location In Popular Crescent | Highly Sought After Estate Location | Short Walk From The Royal Grammar School | Immaculate Condition Throughout | Must Be Seen Internally |

We are delighted to offer for sale this well maintained, four-bedroom detached family home, located in a quiet crescent on the popular Kingshill Grange development and backing onto Brands Hill Avenue. Offering close to 1500 sq ft of accommodation the property is in immaculate condition throughout, it is heated by gas central heating to radiators and has double glazed windows. The generous accommodation takes full advantage of the natural light and has a large modern fitted kitchen that includes appliances, modern fitted bathrooms throughout, cloakroom, a lovely south west facing conservatory and enclosed level rear garden. To the side is a garage with additional driveway parking to the side and front. The estate is a short walk from The Royal Grammar school and is equidistant from an abundance of open countryside and woodland with plenty of country walks on the doorstep. We recommend early viewing of this fantastic family home to avoid disappointment.

Price... £575,000

Freehold



LOCATION

Situated just a mile and a half from the town centre and railway station within a modern sought-after development. There are local convenience stores such as Tesco Express within walking distance for day-to-day needs and a regular bus service runs close by giving easy access to the town centre. Being reasonably close to the town centre the property also enjoys being adjacent to lovely countryside and a short comfortable walk to The Royal Grammar School.



DIRECTIONS

From our office in Crendon Street, ascend the hill continuing onto Amersham Hill and then Amersham Road. Proceed through two sets of traffic lights and on reaching the mini roundabout turn left into Kingshill Road. On reaching the next roundabout turn left again into Grange Drive and proceed for a short distance until reaching the next roundabout and turn left into Wellesbourne Crescent where the property can be found left-hand side.



ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

C

MORTGAGE

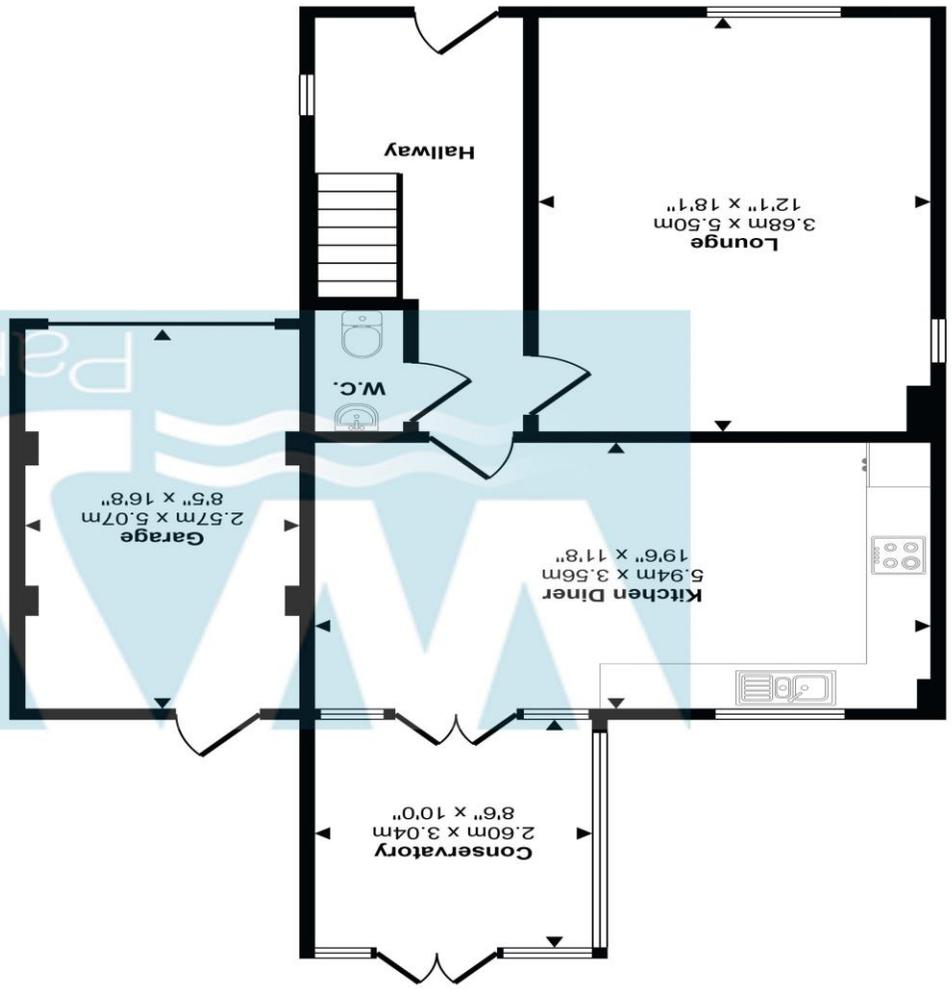
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Ground Floor
Approx 76 sq m / 816 sq ft



Approx Gross Internal Area
131 sq m / 1411 sq ft

First Floor
Approx 55 sq m / 594 sq ft

