



**Connells**

Kennedy Avenue  
High Wycombe



### 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.

### Agents Note

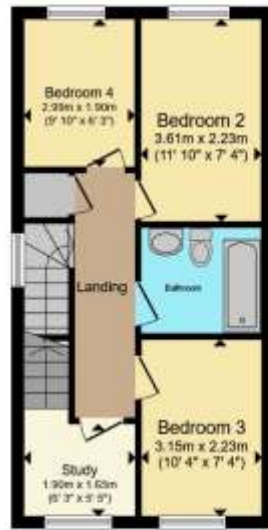
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



First Floor



Second Floor



Garage

Total floor area 154.7 m<sup>2</sup> (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](http://www.propertybox.io)

Connells



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1-3 Queen Victoria Road  
HIGH WYCOMBE HP11 1BA

EPC Rating: A Council Tax  
Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/WYC313491](http://connells.co.uk/Property/WYC313491)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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