



13 Kings Road

High Wycombe

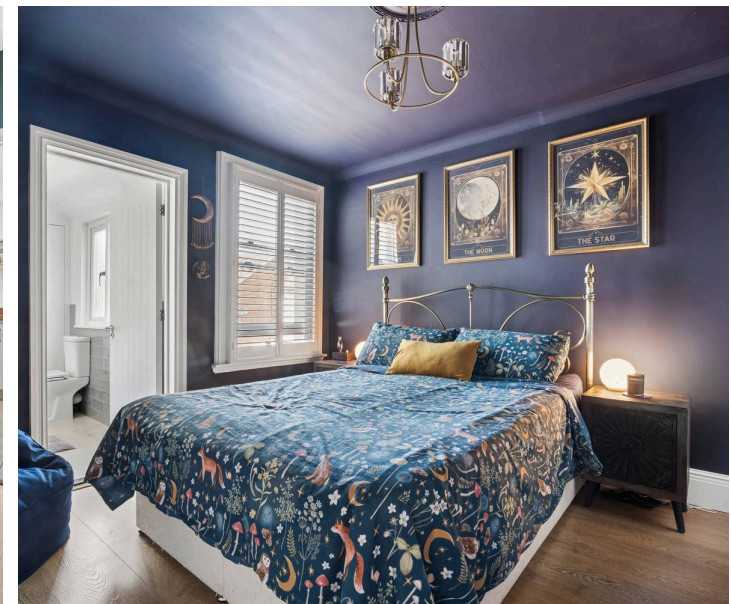
- A Delightful Terraced Cottage With An Abundance Of Character
- Presented In Excellent Decorative Order Throughout
- Living Room With Stove, Separate Dining Room With Fireplace
- Modern Fitted Kitchen, Utility Room, Refitted Bathroom
- Two Double Bedrooms, Modern Shower Room
- Gas Central Heating, Double Glazing, Off Road Parking
- Well Kept Rear Garden
- Quiet Location Close To Kingsmead And Surrounding Countryside
- Short Distance To Junction 3 Of The M40, Retail Park

Situated just under a mile and a half to the east of High Wycombe town centre and within walking distance of the retail park. Being located just off the A40 London Road, there are excellent public transport facilities into the town centre with a wide selection of shops and mainline rail link to London Marylebone, Birmingham & Oxford. Access to the M40 at Junction 3 is also within easy reach.

Council Tax band: C

Tenure: Freehold

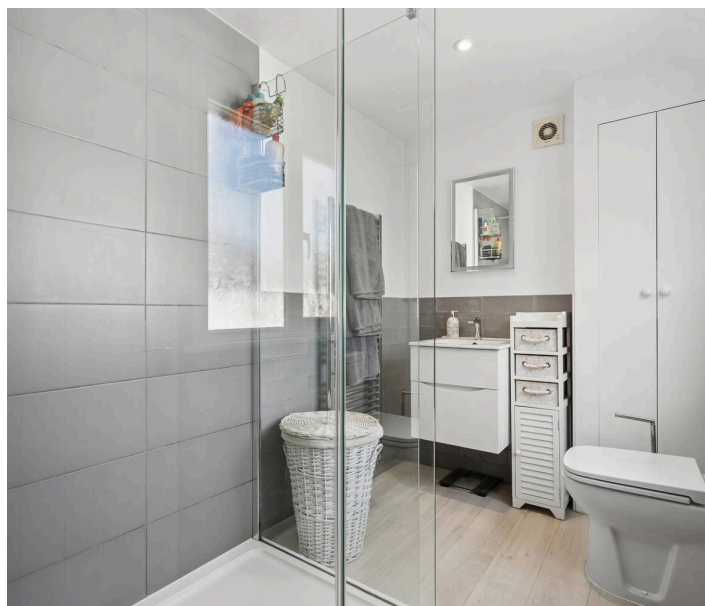
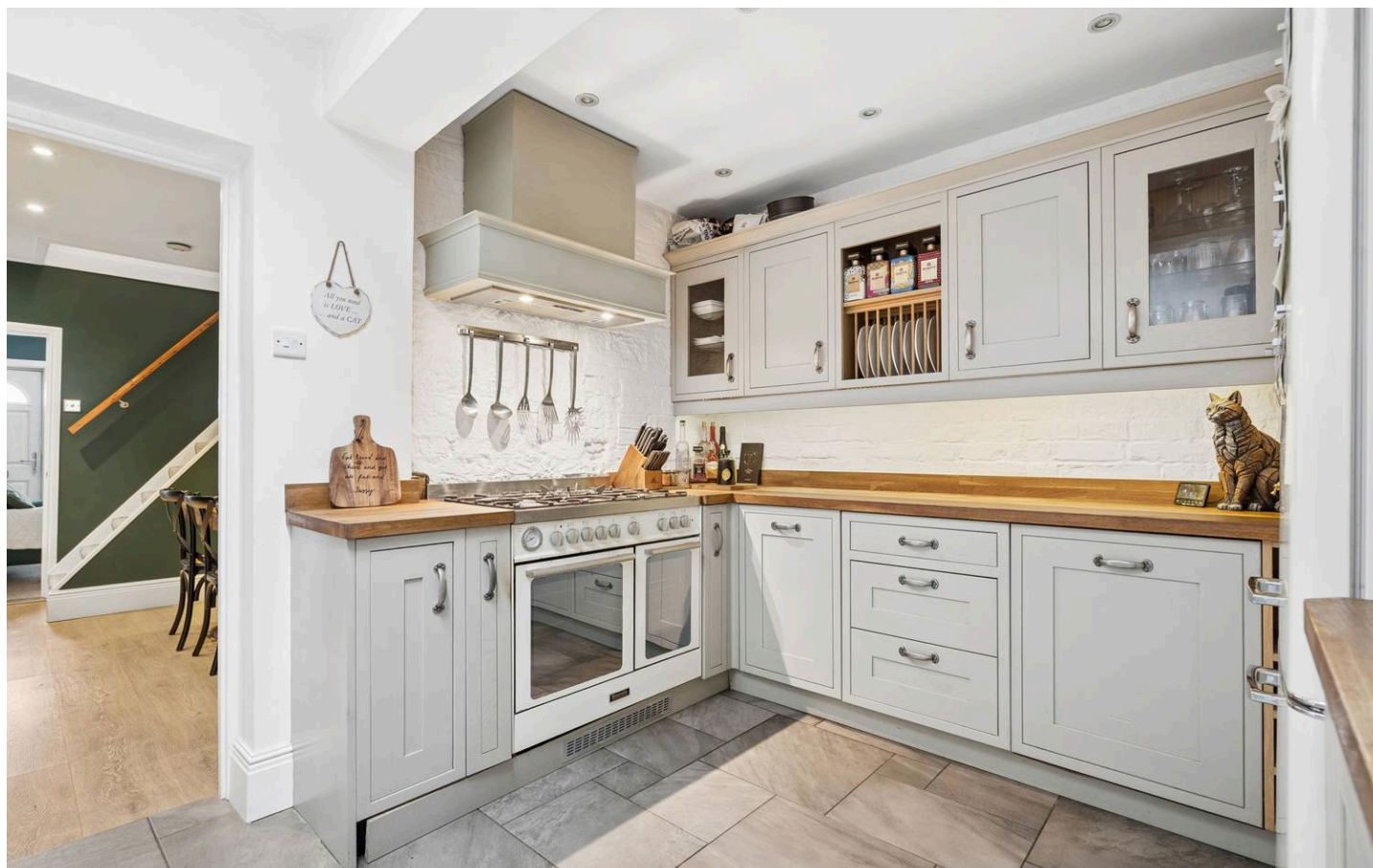
EPC Energy Efficiency Rating: C



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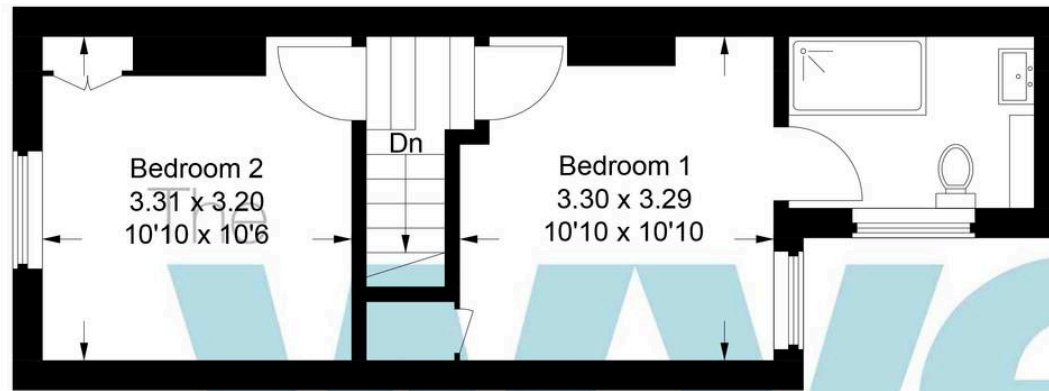
High Wycombe

This delightful two-bedroom terraced cottage is full of character and beautifully presented throughout, seamlessly blending period charm with modern living. The ground floor features a welcoming living room with a charming wood-burning stove, creating a cosy atmosphere, while the separate dining room boasts an attractive feature fireplace, making it an ideal space for entertaining or family meals. The modern fitted kitchen is well equipped and is complemented by a practical utility room and a stylishly refitted family bathroom. Upstairs, the property offers two generously proportioned double bedrooms, along with a contemporary shower room, providing flexible and comfortable accommodation. Further benefits include gas central heating, double glazing, and the rare advantage of off-road parking. Situated in a tucked away location close to Kingsmead and the surrounding countryside. Junction 3 of the M40 is just a short drive away, offering superb commuter links, while a nearby retail park provides a wide range of shopping and leisure facilities. Combining timeless character with modern comforts, this charming cottage represents an exceptional opportunity for buyers seeking a stylish and well-maintained home in a highly desirable location.

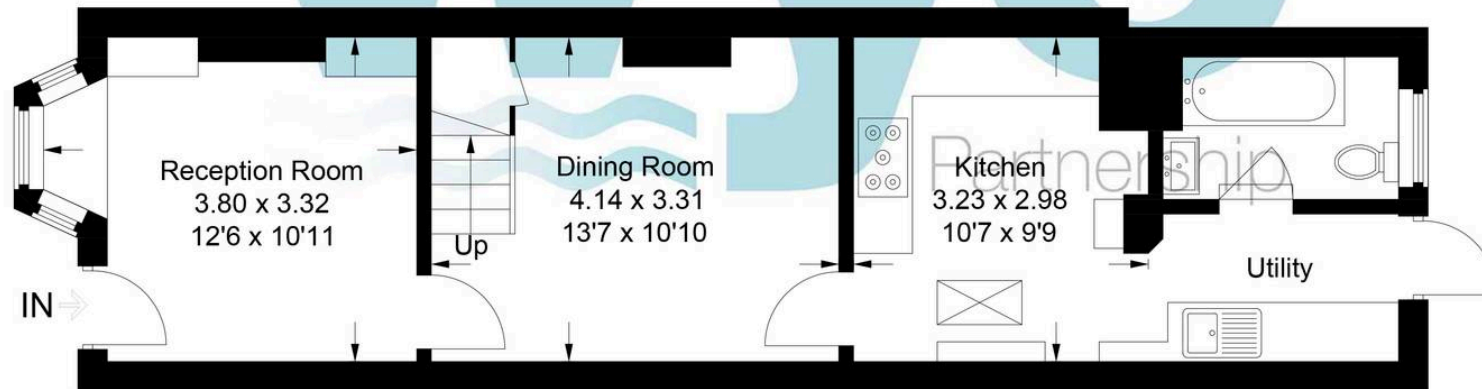


13 Kings Road, High Wycombe, HP11 1SA

Approximate Gross Internal Area
Ground Floor = 43.1 sq m / 464 sq ft
First Floor = 29.2 sq m / 314 sq ft
Total = 72.3 sq m / 778 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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