



Estate Agents  
**Hurst**

7 Lowlands Crescent Great Kingshill, Bucks, HP15 6EG  
Offers In Excess Of £750,000

# 7 Lowlands Crescent Great Kingshill, Bucks, HP15 6EG

Hurst are delighted to bring to market this four bedroom, detached family home that offers the new owners vast and flexible accommodation throughout, as well as unrivalled views across open fields and Countryside. Situated on a level plot and located in the heart of Great Kingshill the property offers superb access to local schools and is also conveniently positioned for transport links including the mainline railway from both High Wycombe & Great Missenden stations, with the nearby historic market town of Amersham providing access to the Met Line making this ideal for commuters. The accommodation includes; entrance hallway, spacious sitting room, dining room with patio door opening to the rear garden, guest cloakroom, fitted kitchen/breakfast room, utility room with access to the rear garden and garage, that has been converted into a store room and garage for storage only, huge principal bedroom with potential to add an en-suite, three further double bedrooms and a family bathroom with separate w/c. The property also benefits from; gas central heating, double glazing, driveway parking for several vehicles and a secluded rear garden that backs fields. Great Kingshill enjoys a pretty village green with an active cricket club, nearby grocery store, pub and restaurant.

Buckinghamshire is also renowned for its high standard of education which includes local Grammar Schools and independent schools catering for children of all ages. Lowlands Crescent is within catchment for a number of highly regarded state and private schools. Great Kingshill primary school is a short distance away, whilst secondary schooling provides two Ofsted rated Outstanding schools - The Royal Grammar School for Boys and Wycombe High School for Girls. Private schooling is also available at Pipers Corner which is only a stone's throw away from the property, or Gateway in Great Missenden, Godstowe and Wycombe Abbey in High Wycombe.



**FOUR BEDROOM DETACHED FAMILY HOME  
COMPLETE CHAIN ABOVE  
LEVEL PLOT BACKING ONTO FIELDS  
EARLY VIEWING ADVISED  
FITTED KITCHEN BREAKFAST ROOM  
GUEST CLOAK & UTILITY ROOM  
DOUBLE GLAZED AND GAS CENTRAL HEATING  
LARGE LOUNGE WITH BAY WINDOW  
FOUR DOUBLE BEDROOMS  
QUIET CUL-DE-SAC LOCATION**





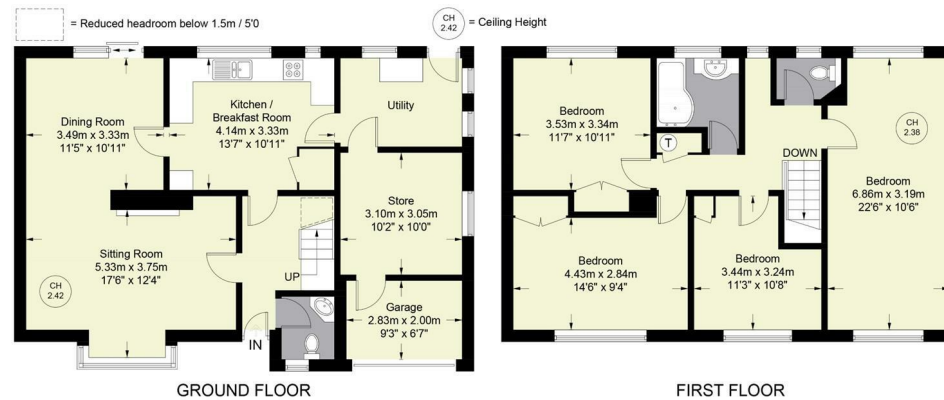


### Lowlands Crescent

Approximate Gross Internal Area  
 Ground Floor = 880 sq ft / 81.8 sq m  
 (Including Garage)  
 First Floor = 824 sq ft / 76.6 sq m  
 Total = 1704 sq ft / 158.4 sq m



EPC: 69



Floor Plan produced for Hursts by Media Arcade ©.  
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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