



18 Kennedy Avenue, High Wycombe, Buckinghamshire, HP11 1BY

Asking Price | £2,600

## Property Features

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- Four-Bedroom Townhouse
- Two Bathrooms Plus Downstairs WC
- Modern Fitted Kitchen
- Spacious Living/Dining Room with Garden Access
- Private Rear Garden
- Garage & Driveway Parking
- Popular Pine Trees Development
- Close to Excellent Schools, Handy Cross Sports Centre and Local Amenities
- Easy Access to the M40 and High Wycombe Station
- EPC Rating A / Council Tax Band E

## Full Description

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A well-presented four-bedroom, two-bathroom townhouse is situated within the popular Pine Trees development on Kennedy Avenue, offering modern family living in a convenient High Wycombe location.

The ground floor comprises a contemporary fitted kitchen, a convenient downstairs cloakroom/WC, and a spacious open-plan living and dining room with French doors opening onto the private rear garden, creating an ideal space for both everyday family life and entertaining.

On the first floor are three well-proportioned bedrooms along with a modern family bathroom. Occupying the entire top floor is an impressive principal bedroom featuring a private en-suite shower room.

Externally, the property benefits from a private rear garden, a driveway providing off-road parking, and a garage, offering excellent storage and additional parking options.

The Pine Trees development is a sought-after residential community, popular with families and professionals alike. The development offers attractive surroundings and enjoys excellent access to local amenities, while being close to open green spaces and leisure facilities.

The property is ideally located for a range of well-regarded primary and secondary schools, making it an excellent choice for families. Handy Cross Sports Centre, with its gym, swimming pool, sports facilities and fitness classes, is just a short distance away.

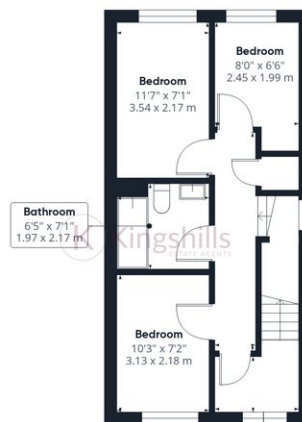
Commuters will appreciate the excellent transport links, with easy access to Junction 4 of the M40 providing convenient routes to London, Oxford and the Midlands. High Wycombe town centre and railway station are also within easy reach, offering regular Chiltern Railways services to London Marylebone.



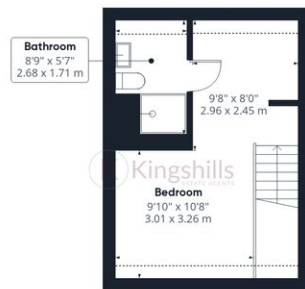




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
1409 ft<sup>2</sup>  
130.8 m<sup>2</sup>

**Reduced headroom**  
23 ft<sup>2</sup>  
2.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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