



## 33 Fairfields

Great Kingshill, High Wycombe

- Three/Four bedroom, semi-detached house in popular road in need of substantial modernisation.
- Large/long garden
- Garage with shared driveway plus off-street parking
- Potential for further extension STPP

Great Kingshill village centre wraps around the local playing field and cricket pitch and has a well-stocked local shop and a couple of restaurants. Rail links to London and more extensive shopping facilities are available in the larger towns of High Wycombe and Amersham a few miles away.

\*\*\*School Catchments\*\*\* Primary- Great Kingshill Church of England Combined School. Boys' Grammar- Royal Grammar School and John Hampden Grammar School. Girls' Grammar- Beaconsfield High School and Wycombe High School. Upper School- The Misbourne School

Council Tax band: E

Tenure: Freehold

EPC band D



## 33 Fairfields

Great Kingshill, High Wycombe

A three/four bedroom, semi-detached, chalet bungalow in a popular road in need of comprehensive updating following an internal flood. There is additional scope to extend (STPP) No onward chain.

Located on a popular road in the centre of Great Kingshill village, this extended property requires extensive refurbishment. The house has been vacant for several years and has suffered significant water damage following a burst water tank, affecting ceilings, electrical systems, the boiler and some flooring. The kitchen and bathroom suffered the worst damage with both ceilings having come down.

The accommodation includes a flexible layout with either two ground-floor bedrooms or one bedroom and an additional reception room. The extended living room and kitchen overlook the rear garden and have doors opening to the garden. A ground-floor family bathroom, fitted with a white suite and tiled walls, may be suitable for refurbishment.

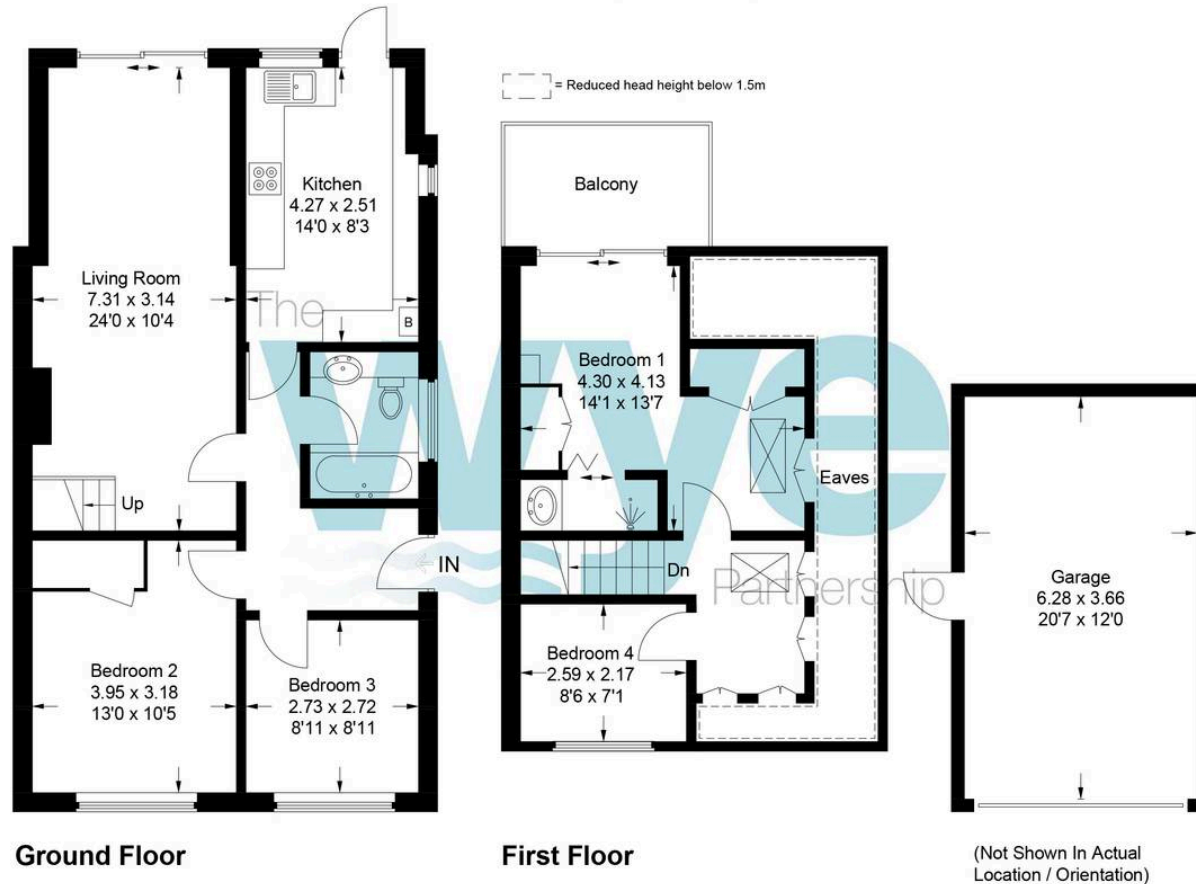
On the first floor are two bedrooms, including a larger rear bedroom with a shower unit and storage cupboard containing the water tank, and a front-facing bedroom with built-in storage.

The garden is currently overgrown but offers good potential for improvement. The property also benefits from a large single garage accessed via a shared driveway.



### 33 Fairfields

Approximate Gross Internal Area  
Ground Floor = 68.2 sq m / 734 sq ft  
First Floor = 28.1 sq m / 302 sq ft  
(Excluding Eaves)  
Garage = 23.0 sq m / 247 sq ft  
Total = 119.3 sq m / 1,283 sq ft



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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## The Wye Partnership Prestwood

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