

# Fords.

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Kingsley Crescent High Wycombe HP11 2UL



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**Offers over £650,000**

An exceptional opportunity to acquire this substantial detached family home, offering over 2,400 sq ft of versatile accommodation, ideally positioned within the highly sought-after Poets Corner area. The property is offered to the market with no onward chain, ensuring a straightforward purchase.

## Description

Upon entering, you are welcomed by a spacious central hallway with stairs rising ahead, setting the tone for the generous proportions throughout. From here, doors lead into a bright and expansive L-shaped living and dining room, perfect for both everyday living and entertaining. The ground floor also features a convenient W.C., a well-appointed kitchen/breakfast room with French doors opening onto a terrace overlooking woodland, and a separate study area - ideal for home working.

The first floor comprises four well-proportioned bedrooms and a family bathroom, with the principal bedroom benefiting from its own en-suite facilities.

The lower ground floor offers a large and highly adaptable space, presenting excellent potential for conversion into a self-contained annexe, making it ideal for extended family living or as an additional income opportunity.

Externally, the front of the property provides a paved driveway with ample parking for three to four vehicles. To the rear, the garden is predominantly laid to lawn, complemented by a patio area directly outside the French doors - perfect for outdoor dining and entertaining.

## Situation

Kingsley Crescent is ideally situated within a well-regarded residential area of High Wycombe, offering a perfect balance of convenience and lifestyle. The location is particularly popular with families and commuters alike, thanks to its proximity to excellent local amenities, well-regarded schools, and superb transport links.

High Wycombe town centre is just a short distance away, providing a wide range of shopping facilities including the Eden Shopping Centre, as well as an array of restaurants, cafés, and leisure options. For those commuting to London, High Wycombe railway station offers fast and frequent services into London Marylebone, typically in under 30 minutes, while the nearby M40 (Junction 4) provides easy access to London, Oxford, and the wider motorway network.

The area is also well-served by a selection of highly regarded primary and secondary schools, including both state and grammar options, making it a strong choice for families.

Surrounded by beautiful Chiltern countryside, Kingsley Crescent benefits from access to a variety of green spaces, woodland walks, and outdoor pursuits, offering the best of both town and country living.



# Floor Plans

## Kingsley Crescent

Approx. Total Internal Area 2484 Sq Ft - 230.77 Sq M  
(Including Restricted Height Area & Garage)

Approx. Gross Internal Area 2325 Sq Ft - 216.00 Sq M  
(Excluding Restricted Height Area & Garage)

Approx. Gross Internal Area Of Garage 137 Sq Ft - 12.75 Sq M

**Basement**  
(893 Sq Ft - 82.96 Sq M)

**Ground Floor**  
(984 Sq Ft - 91.42 Sq M)

**First Floor**  
(607 Sq Ft - 56.39 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.  
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# Area Map



# Energy Performance Graph

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	