Hurst Estate Agents

41 Kingshill Drive, High Wycombe, Buckinghamshire, HP13 5PH

£475,000

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A bright and spacious four bedroom town house, situated on the highly sought after Kingshill Grange development, offering well proportioned accommodation split across three levels. Ideally positioned on the edge of beautiful open countryside, the property is also within walking distance of the highly regarded Royal Grammar School. The location further benefits from being on the edge of both Hazlemere and Widmer End, two highly sought-after village locations, whilst still providing convenient access to the amenities and facilities of High Wycombe, including the mainline railway station which offers regular direct train links to London Marylebone in less than 30 minutes.

The accommodation comprises an entrance hall, guest cloakroom, spacious kitchen/breakfast room and a large lounge/diner with patio doors opening onto the rear garden. To the first floor are two well proportioned bedrooms, including an en-suite shower room and family bathroom. On the second floor there are two further bedrooms with a four piece en-suite to the principal bedroom.

Externally, the property benefits from an enclosed rear garden and a double carport providing parking for two vehicles to the rear. Further benefits include gas central heating and UPVC double glazing. An excellent opportunity to acquire a substantial family home in a desirable location, with scope for the new owner to update and personalise to their own requirements.

FOUR BEDROOMS

TWO EN-SUITE SHOWER ROOMS

DOUBLE CARPORT TO THE REAR

CLOSE TO OPEN FIELDS/COUNTRYSIDE

HIGHLY SOUGHT AFTER DEVELOPMENT

GUEST CLOAKROOM

SPACIOUS KITCHEN (17'7" x 8'7")

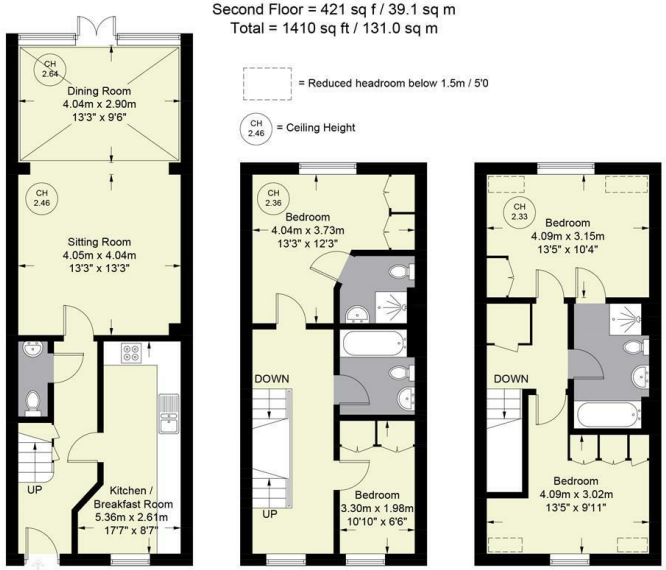
LARGE LOUNGE/DINER

ENCLOSED REAR GARDEN

CLOSE TO RGS SCHOOL

Kingshill Drive

Approximate Gross Internal Area
Ground Floor = 568 sq ft / 52.8 sq m
First Floor = 421 sq f / 39.1 sq m
Second Floor = 421 sq f / 39.1 sq m
Total = 1410 sq ft / 131.0 sq m



Floor Plan produced for Hursts by Media Arcade Ltd ©.
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.

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