

# Fords.

SALES | LETTINGS | NEW HOMES



## 32 Kingsley Crescent, High Wycombe, HP11 2UL

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.

- Poets Corner - Ideal for Families
- Brand-New Double Glazing Throughout
- Rarely Available Style with Lower Ground Floor
- Over 2400 Square Feet of Accommodation
- Far Reaching Views Over Woodland
- Driveway Parking for 4
- Raised Terrace off Kitchen Breakfast Room
- Three Bathrooms
- Close to Excellent Schooling
- No Onward Chain

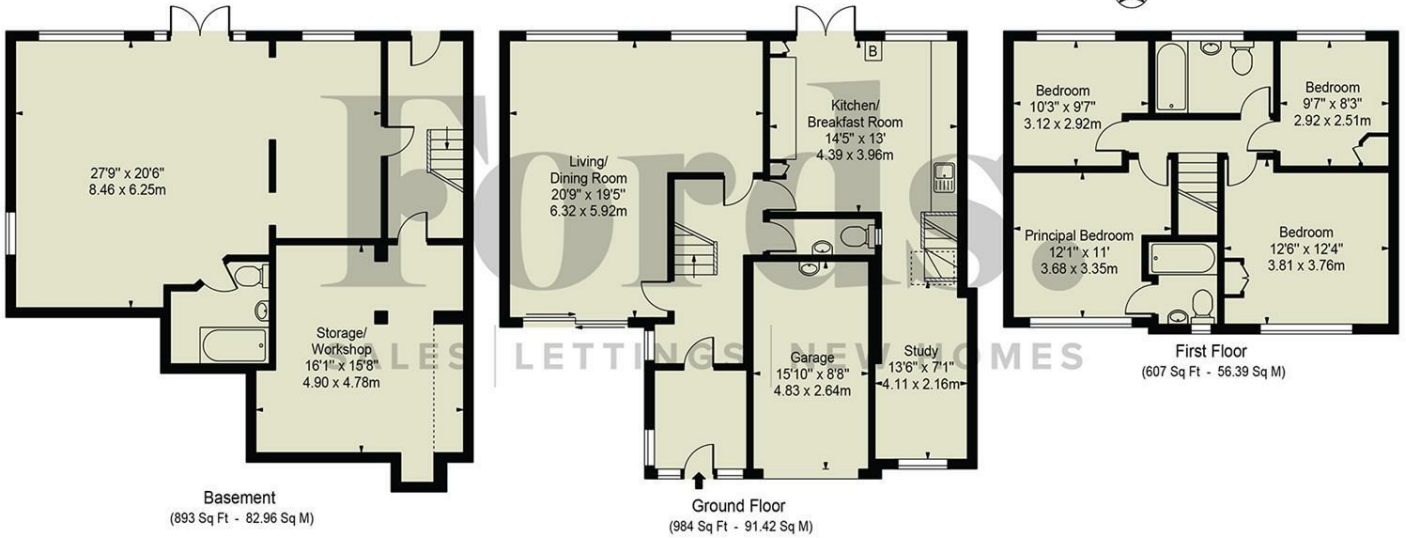
**£675,000**

## 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



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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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>			
(55-68) <b>D</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	64	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



18 Crendon Street, High Wycombe, HP13 6LS

Tel: 01494 840 600 Email: sales@fordandpartners.com www.fordandpartners.com