



39 Kingshill Drive

High Wycombe

- Spacious, Well Presented Town House Offering Versatile Accommodation in Popular Location
- Reception Hall, Cloakroom, Fitted Kitchen, Lounge and Dining Room
- Two First Floor Bedrooms - One With En Suite & One With Balcony, Family Bathroom
- Two Second Floor Bedrooms - One With En Suite & One With Balcony
- Low Maintenance Enclosed Private Garde. Allocated Parking for Two Cars
- Close to Open Countryside and Convenient for the Town
- Great For Families With Communal Play Area. Close to Royal Grammar School

Situated on this modern development, built in 2013 by Taylor Wimpey, in a location on the northern fringe of the town between High Wycombe and Hazlemere and being close to beautiful countryside yet convenient for the town centre facilities and railway station. There are local facilities that provide for all day to day needs, great schools for younger and older children are close by and public transport is easily accessible.

Council Tax band: E

Tenure: Freehold: Annual Estate Management Charge; £430.00

EPC Energy Efficiency Rating: C



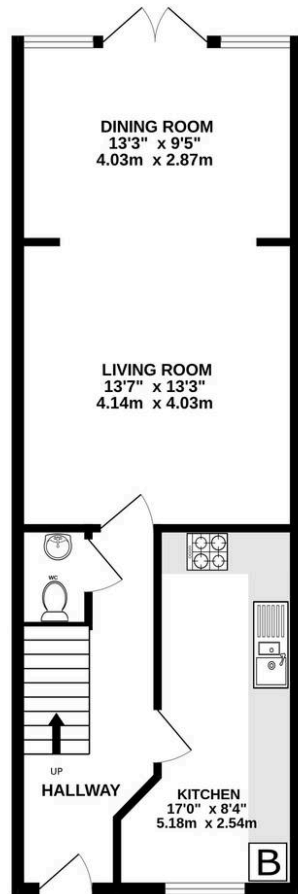
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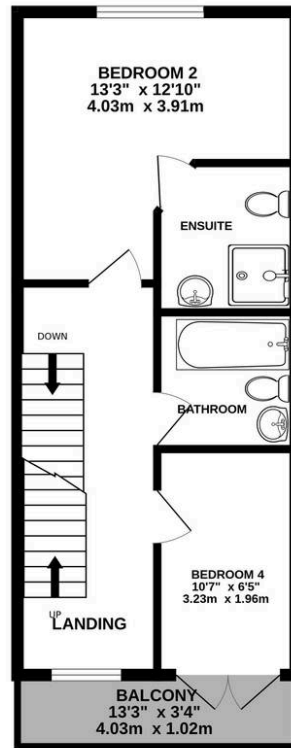
This is a spacious four bedroom end of terrace townhouse, perfectly positioned in a popular location that's ideal for families. Step inside to find a welcoming reception hall and a handy cloakroom, leading through to a modern fitted kitchen that's ready for all your culinary adventures. The lounge and dining room offer plenty of space for relaxing or entertaining, with a great flow throughout the ground floor. On the first floor, you'll find two well-sized bedrooms - one with its own en suite and the other boasting a private balcony - plus a stylish family bathroom. Head up to the second floor for two more generous bedrooms, again with one featuring an en suite and the other enjoying balcony access. The layout is versatile, so you can easily adapt spaces for home working or hobbies. This home is presented in excellent condition, with allocated parking for two cars and a secure, low maintenance private garden. You'll love being close to open countryside for weekend walks, while still enjoying all the conveniences of town living. Families will appreciate the communal play area and proximity to the Royal Grammar School, making this a great place to settle.



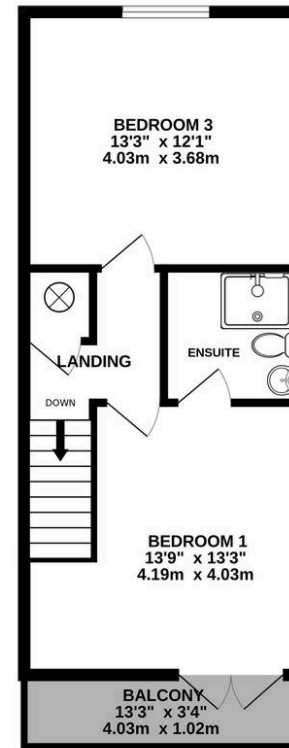
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1364sq.ft. (126.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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