



# 45 Kitchener Road

High Wycombe, High Wycombe

- A Delightful Bay Fronted Three Bedroom Semi Detached House
- Gas Central Heating To Radiators And Double Glazed Windows
- Fitted Kitchen Including Appliances And Modern Refitted Shower Room
- Two Reception Rooms, Three Well Proportioned First Floor Bedrooms
- Beautiful Enclosed South Facing Rear Garden With Raised Decking Area
- Driveway Parking To Front Aspect
- Short Walk To The Town Centre And Railway Station
- No Upper Chain, We Hold Keys For Early Viewing

Situated under 0.5 miles from the town centre the property is ideally located for both. High Wycombe town centre itself has a very wide range of shops, restaurants and bars as well as schooling and leisure facilities. The mainline railway station runs trains serving London Marylebone in under half an hour, Birmingham and Oxford. Junction 4 of the M40 motorway is under 10 minutes drive away. The recreational area known locally as then Rye is a short walk away as are local shops and gym

Council Tax band: C

Tenure: Freehold

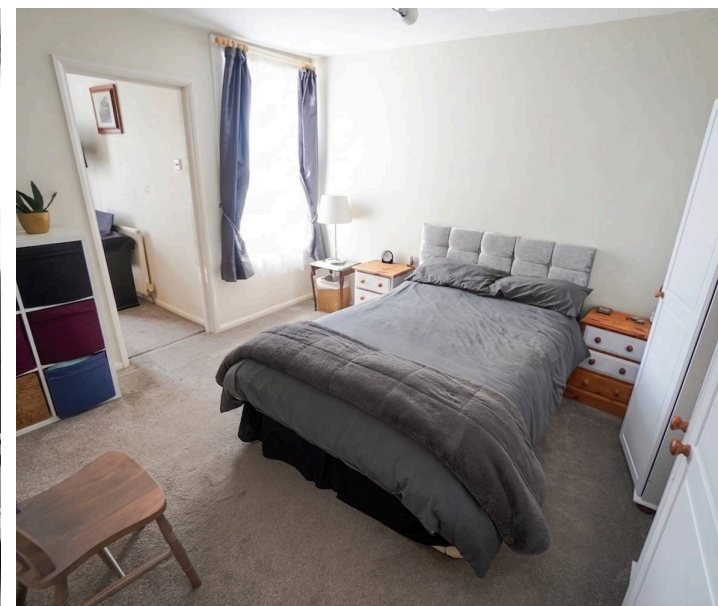
EPC Energy Efficiency Rating: D



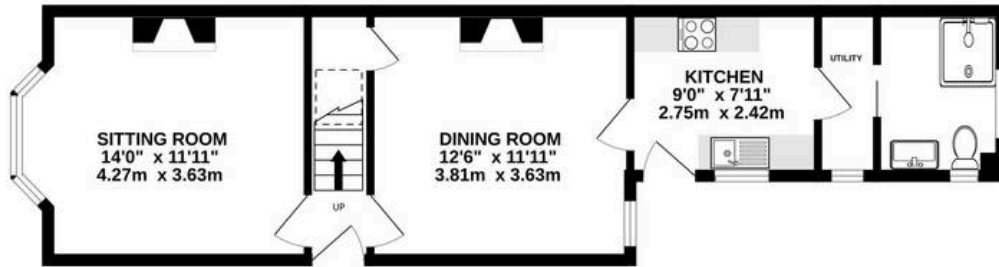
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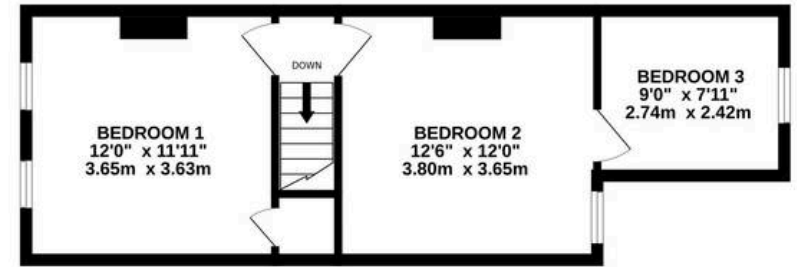
This delightful bay fronted three bedroom semi detached house presents an excellent opportunity for those seeking a comfortable and conveniently located home. Upon entering, you are welcomed by an entrance hall that leads to two inviting reception rooms. The property benefits from gas central heating to radiators and double glazed windows throughout, ensuring warmth and energy efficiency. The up-to-date fitted kitchen comes complete with appliances, while the modern refitted shower room offers a stylish and practical space. Upstairs, you will find three well proportioned bedrooms, each providing ample space for family living or home working requirements. Tasteful decor and thoughtful layout create a sense of light and space throughout the home. The house is situated just a short walk from the town centre and railway station, making it perfect for commuters or those who enjoy the convenience of nearby amenities. To the front aspect, there is driveway parking, providing off road convenience for residents and visitors alike. The combination of well maintained interiors, a delightful south facing enclosed rear garden and a highly sought after location ensures this property stands out as an attractive choice for discerning buyers. Offered to the market with no upper chain, this property is ready for immediate occupation, and we hold keys for early viewing. Arrange your viewing today to fully appreciate all that this charming home has to offer. Agents note- The sellers will not be able to provide a completed TA6 form for the property as they have never lived in the house.



**GROUND FLOOR**  
506 sq.ft. (47.0 sq.m.) approx.



**1ST FLOOR**  
416 sq.ft. (38.6 sq.m.) approx.



**TOTAL FLOOR AREA : 922 sq.ft. (85.7 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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# The Wye Partnership High Wycombe

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By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

