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Kitchener Road High Wycombe HP11 2SW



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Asking price £400,000

A well-presented and generously proportioned four-bedroom home, conveniently situated within walking distance of the town centre. Offering approximately 1,055 sq ft of accommodation across three floors, the property would make an excellent first-time purchase, family home or investment opportunity.

Description

The ground floor comprises a welcoming entrance hall, a bay-fronted reception room, a separate dining room and a modern fitted kitchen with appliances. A family bathroom completes the ground-floor accommodation.

On the first floor are three bedrooms, including a well-proportioned principal bedroom with a bay window. The second floor features an impressive fourth bedroom measuring approximately 17'2" x 10'9", with useful eaves space. This versatile room could also serve as a guest room or home office.

Outside, the generous rear garden has been landscaped to provide seating areas and a lawn, creating an attractive space for relaxing and entertaining. The front garden may offer potential for conversion to off-road parking, subject to the necessary permissions.

Early viewing is recommended to appreciate the space and versatility this property has to offer.

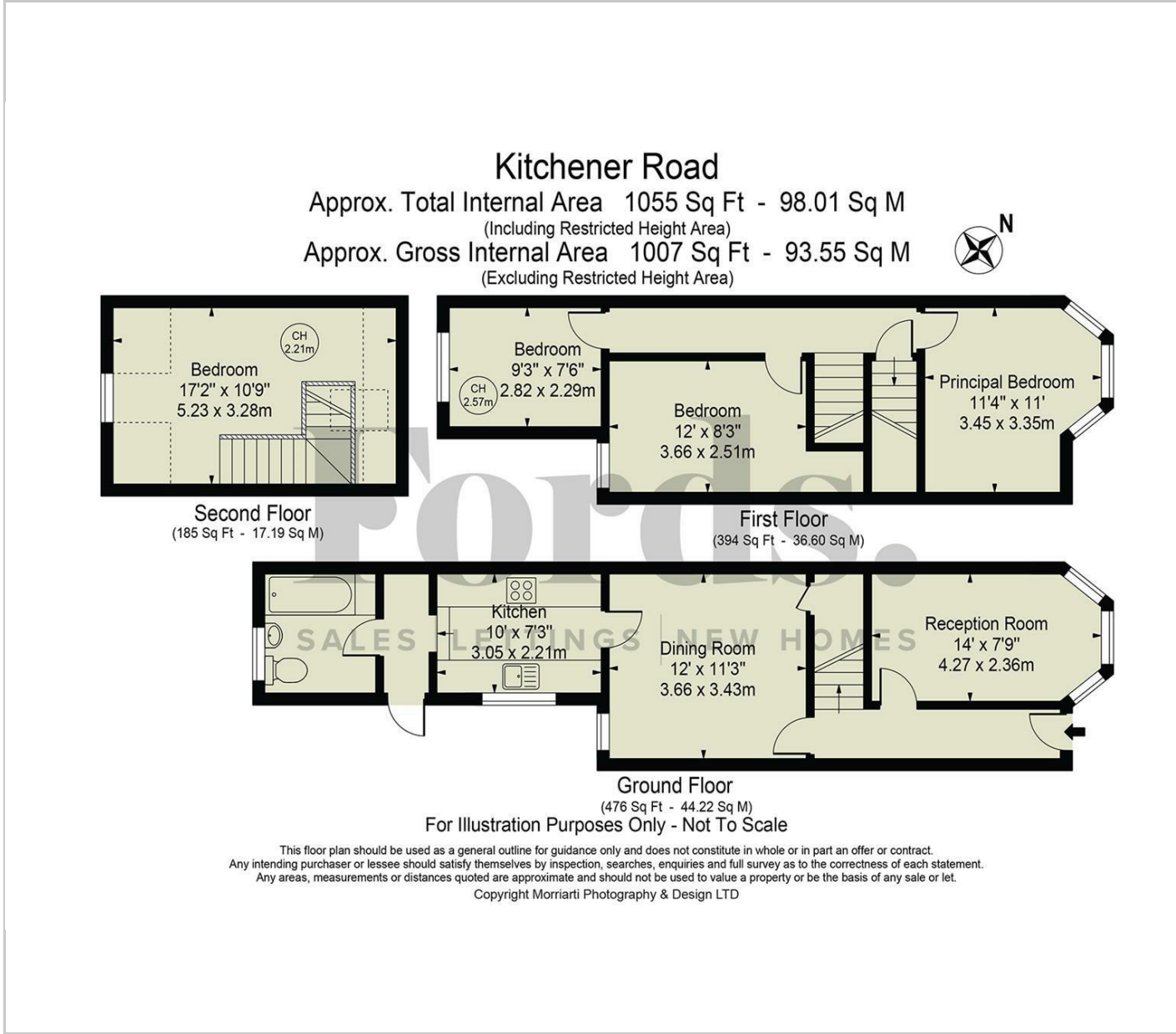
Situation

Kitchener Road is conveniently positioned within walking distance of High Wycombe town centre, offering easy access to an excellent range of shops, cafés, restaurants and leisure facilities. The popular Eden Shopping Centre is home to more than 100 retailers, together with dining and entertainment options.

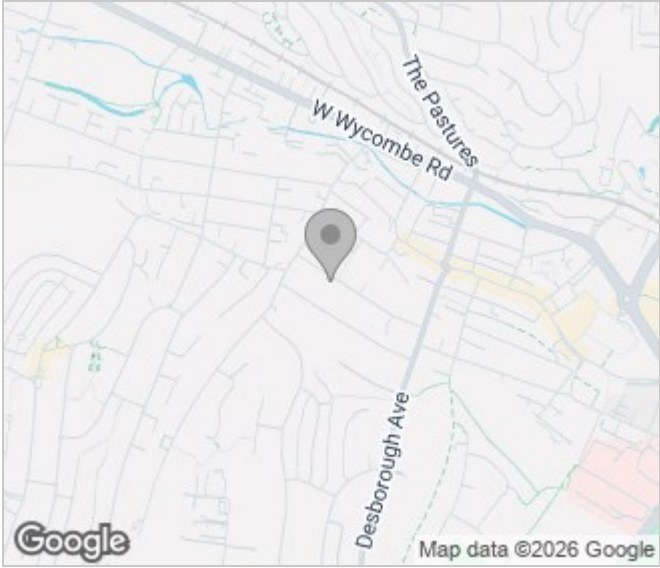
High Wycombe railway station provides direct services to London Marylebone, with the fastest journeys taking approximately 27 minutes, making the area well suited to commuters. The location also benefits from local bus services and convenient road access to the M40 at Junction 4, providing connections towards London, Oxford and Birmingham. A selection of schools, parks and everyday amenities can also be found within the surrounding area.



Floor Plans



Area Map



Energy Performance Graph

