



47 Kingshill Crescent

High Wycombe, HP13 5NF

£600,000



# 47 Kingshill Crescent



## Description

AVAILABLE WITH NO ONWARD CHAIN

Nestled in the desirable area of Kingshill Crescent, High Wycombe and less than a mile from the prestigious Royal Grammar School, this stunning link detached house offers a perfect blend of modern living and spacious comfort. Built in 2014, this property spans an impressive 1,700 square feet (including garage and side storage), providing ample room for families or those who enjoy entertaining.

The house boasts four well-proportioned reception rooms, allowing for versatile use whether you require a formal dining area, a large lounge, playroom for the children or study. The four bedrooms are generously sized, ensuring that everyone has their own private space to retreat to. With three bathrooms, including two en-suite facilities, accommodating the needs of a busy household is comfortably catered for.

The gas centrally heated conservatory leads onto the west facing garden ideal for relaxing or socialising

- No Onward chain
- Two en-suites in addition to a family bathroom
- Four reception rooms
- Private Garden
- Easy access to local amenities, schools, and transport links
- Four well-proportioned bedrooms with built in storage
- Large eat in kitchen
- Garage and Driveway
- 0.5 miles to Royal Grammar School
- Modern Popular Development





# Floor Plan

## Kingshill Crescent, High Wycombe, HP13

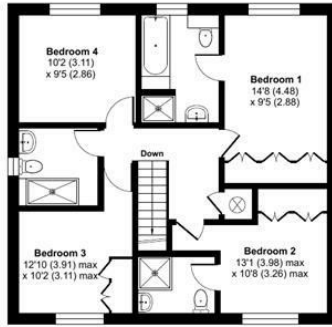
Approximate Area = 1499 sq ft / 139.2 sq m

Garage = 143 sq ft / 13.2 sq m

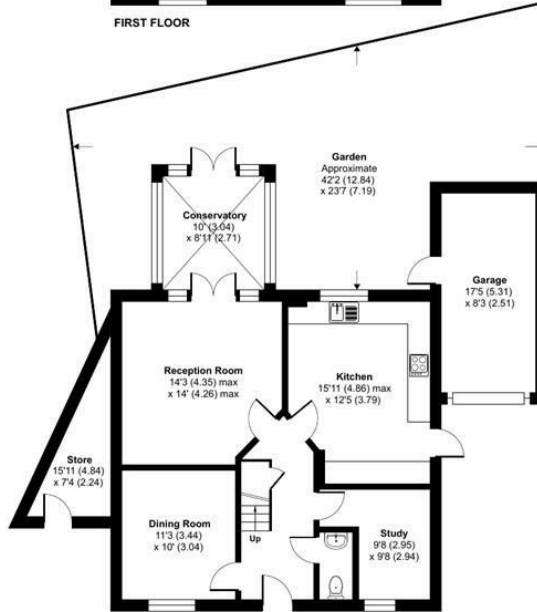
Outbuilding = 58 sq ft / 5.3 sq m

Total = 1700 sq ft / 157.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © richcom 2026. Produced for Aston Gray. REF: 1438003.

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	79	83

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		

## Viewing

Please contact our Head Office Office on 03333444385 if you wish to arrange a viewing appointment for this property or require further information.

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Maidenhead Concorde Park, Concorde Road, Maidenhead, Berkshire, SL6 4FJ  
**Tel:** 03333444385 **Email:** info@astongray.co.uk **Web:** www.astongray.co.uk