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Kingsley-Crescent High Wycombe HP11 2UL



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Offers over £600,000

A spacious and well-presented four-bedroom detached family home, ideally situated in the highly sought-after Poets Corner area. Perfectly positioned within walking distance of Wycombe High School, John Hampden Grammar School, Chippen View Primary School, as well as High Wycombe Town Centre and mainline train station, this property offers an excellent setting for family living.

Description

Upon entering, you are welcomed by a central entrance hall with practical space for coats and shoes. To the right, the generous L-shaped lounge/dining room provides a bright and versatile living space, featuring French doors leading into the conservatory and sliding patio doors opening onto the rear garden terrace.

The extended kitchen is fitted with a range of integrated appliances including an oven, microwave, induction hob, extractor fan and dishwasher, creating a modern and functional hub of the home. The ground floor is further complemented by a utility room, downstairs cloakroom, and integral access to the garage.

Upstairs, the property offers four well-proportioned bedrooms alongside a stylish four-piece family bathroom.

Externally, the home benefits from a front garden and driveway parking for two vehicles. The rear garden enjoys a spacious terrace area ideal for outdoor entertaining, with the remainder laid to lawn, providing plenty of space for children to play and families to enjoy.

Situation

Kingsley Crescent is ideally situated within a well-regarded residential area of High Wycombe, offering a perfect balance of convenience and lifestyle. The location is particularly popular with families and commuters alike, thanks to its proximity to excellent local amenities, well-regarded schools, and superb transport links.

High Wycombe town centre is just a short distance away, providing a wide range of shopping facilities including the Eden Shopping Centre, as well as an array of restaurants, cafés, and leisure options. For those commuting to London, High Wycombe railway station offers fast and frequent services into London Marylebone, typically in under 30 minutes, while the nearby M40 (Junction 4) provides easy access to London, Oxford, and the wider motorway network.

The area is also well-served by a selection of highly regarded primary and secondary schools, including both state and grammar options, making it a strong choice for families.

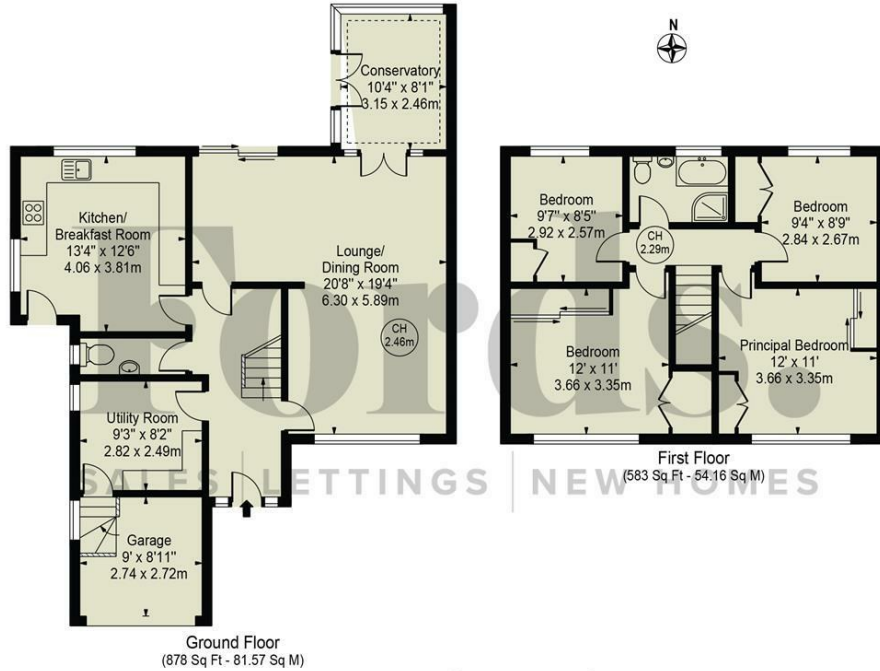
Surrounded by beautiful Chiltern countryside, Kingsley Crescent benefits from access to a variety of green spaces, woodland walks, and outdoor pursuits, offering the best of both town and country living.



Floor Plans

Kingsley Crescent

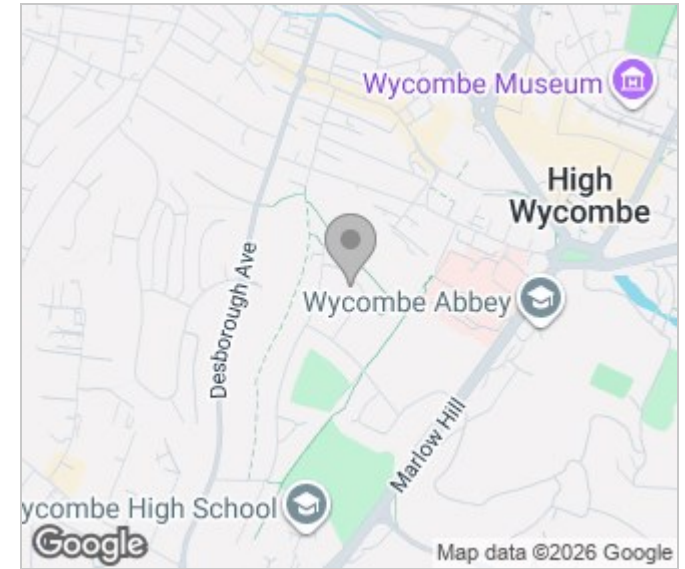
Approx. Total Internal Area 1461 Sq Ft - 135.73 Sq M
 (Including Garage)
 Approx. Gross Internal Area Of Garage 71 Sq Ft - 6.60 Sq M



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. Copyright Morriarti Photography & Design LTD

Area Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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