



19 Heath End Close, Great Kingshill - HP15 6HR

Offers Over £750,000

**TR** TIM RUSS  
& Company





- An immaculately presented detached chalet style home offering light & spacious accommodation throughout
- Pleasantly situated towards the end of a quiet cul de sac in this popular village
- Close to picturesque Common where cricket is played, local shop, Thai restaurant and excellent transport links

Great Kingshill is a popular Chiltern Village with country walks through fields and woodland and The Chiltern Cycleway. The local village store caters for day-to-day needs along with the picturesque village common where you will find the cricket club and local play park. There are excellent restaurants nearby including Thai Kingshill, Lounge India, The Polecat, The Full Moon with both Great Missenden and Prestwood nearby offering a range of shops and an 18-court tennis club. High Wycombe providing a centre for major retail outlets and supermarkets. For families you are in catchment area for excellent primary and high schools including Wycombe High Girls Grammar, The Royal Grammar, John Hampden Grammar, Pipers Corner for girls (private), Holmer Green, The Misbourne, Great Kingshill Combined. Nearby train stations at High Wycombe (3 miles) and Great Missenden (2.3 miles) offer regular direct mainline routes to Marylebone, approx. 30 mins. The M40 can be joined at junction 4 High Wycombe with easy accessibility to the M4 (Heathrow) and the M25.

**Council Tax band: E / Tenure: Freehold**

**EPC Energy Efficiency Rating: D**





Nestled in a tranquil cul-de-sac within a sought-after village, this impeccable 4-bedroom chalet bungalow presents a perfect fusion of style, comfort, and functionality. Boasting an immaculate exterior and a well-thought-out layout, this detached home is a haven of light and space.

Upon entering, a welcoming hallway sets the tone for the rest of the property. The sitting room is a cosy retreat featuring an inviting open fire and a picturesque bow window, while the adjacent modern kitchen/breakfast room is equipped with integrated appliances, a practical breakfast bar, and offers easy access to the rear garden through a convenient side door.

The ground floor also hosts two generously sized bedrooms, one of which comes with an ensuite shower room, catering to various living arrangements. An extended dining room seamlessly flows into a family room, both adorned with double doors leading out to the beautiful garden, enhancing the indoor-outdoor living experience.

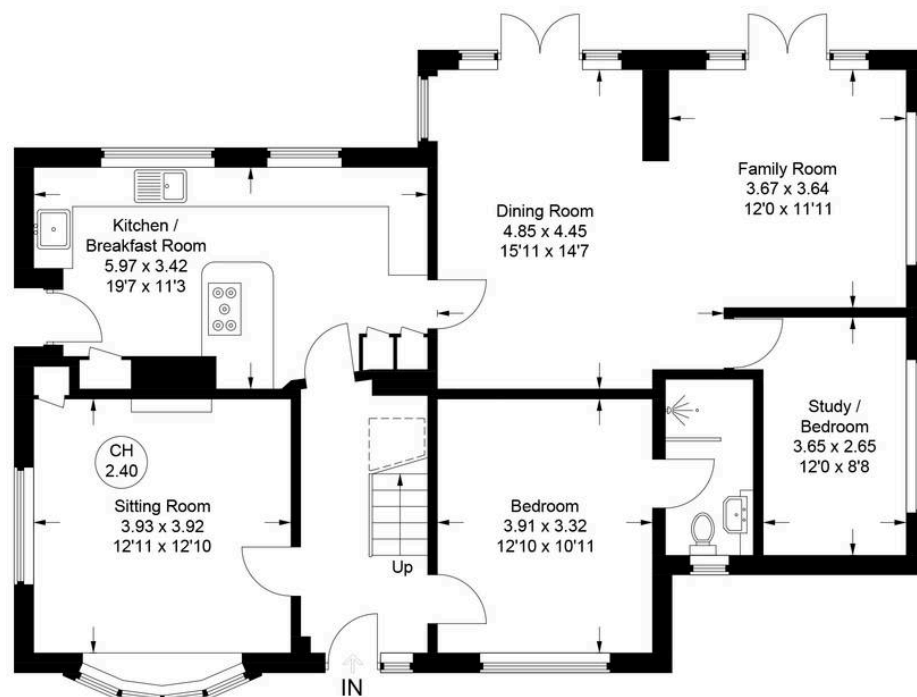
Ascending to the first floor, two additional bedrooms await, one of which grants access to a storage/loft space, and both serviced by the family bathroom. The property also benefits from ample driveway parking and a tandem garage.

The outdoor space is a key highlight of this residence, with meticulously landscaped gardens facing a sunny southerly aspect. Paved seating areas create the perfect setting for al fresco gatherings, while the expansive lawn, surrounded by lush hedging, offers a sense of privacy and tranquillity.

Situated in close proximity to the village common, local amenities such as a local shop, a popular Thai restaurant, and excellent transport links.

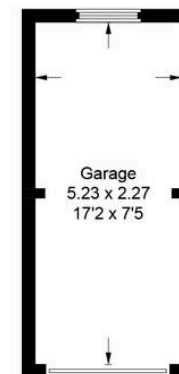




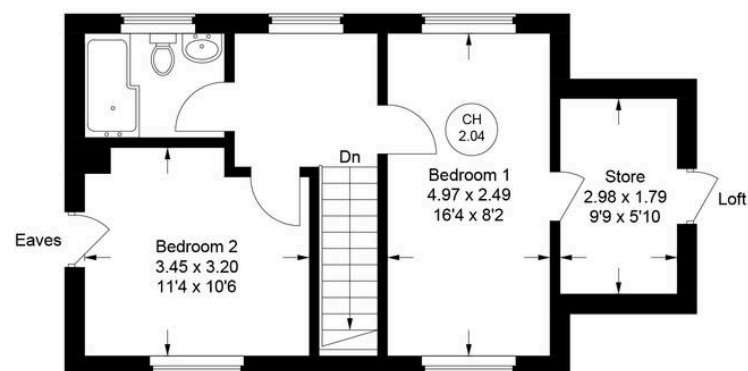


Ground Floor

CH 2.40 = Ceiling Height  
 [ ] = Reduce head height below 1.5m



(Not Shown In Actual Location / Orientation)



First Floor

## 19 Heath End Close, HP15 6HR

Approximate Gross Internal Area  
 Ground Floor = 104.9 sq m / 1129 sq ft  
 First Floor = 41.5 sq m / 447 sq ft  
 Garage = 11.8 sq m / 127 sq ft  
 Total = 158.2 sq m / 1703 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## Tim Russ and Company

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