



64 Kingston Road, High Wycombe, HP13 6UB
£415,000

64 Kingston Road

High Wycombe, High Wycombe

- A Traditional Three Bedroom Semi Detached House
- Gas Central Heating To Radiators And Double Glazed Windows
- Modern Fitted Kitchen, Large Refitted Bathroom With Separate Shower
- Delightful Enclosed Rear Garden With Patio Area
- Covered Car Port Accessed Via Shared Drive
- Popular Residential Area To North East Of Town Centre
- Two Good Size Reception Areas
- Early Viewing Advised
- Feature Solid Fuel Burning Stove

Situated just under one and a half miles from the town centre in a popular residential location. The property is situated close to local shops and a regular bus service into the town centre runs close by. High Wycombe town centre offers multiple shopping facilities as well as having a mainline railway station with a regular service to both London and Birmingham. There are a number of schools close by including the boys Royal Grammar School. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



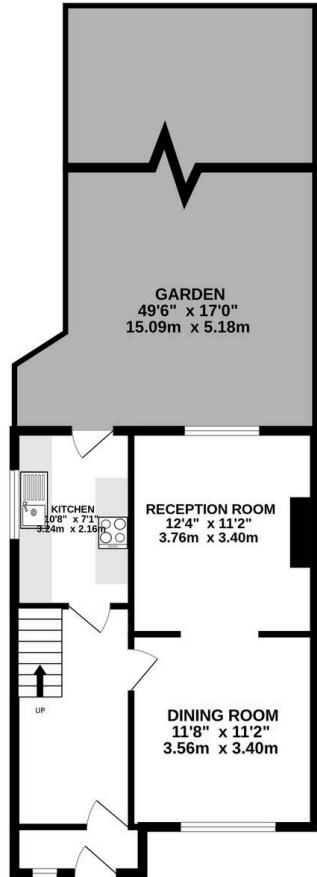
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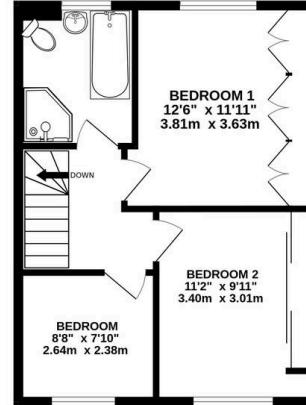
This traditional three bedroom semi detached house offers a superb opportunity for buyers seeking a well-presented home in a popular residential area to the north east of the town centre. The property benefits from gas central heating to radiators and double glazed windows, ensuring comfort and energy efficiency throughout. Inside, you will find two good size reception areas, providing flexible space for entertaining or relaxing with family. The modern fitted kitchen is designed with both style and practicality in mind, while the large refitted bathroom features a separate shower for added convenience. A particular highlight is the feature solid fuel burning stove, creating a cosy focal point in the living space. The property also includes a covered car port, accessed via a shared drive, offering sheltered parking and additional storage options. Early viewing is advised to fully appreciate the quality and appeal of this delightful home, which combines traditional character with modern updates in a sought-after location.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 922sq.ft. (85.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate. No measurements have been taken for stairs, omission or mis-statement. The 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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