



Netherwood Kingsmead Road

High Wycombe, High Wycombe

- An Attractive Chalet Style Home
- Well Balanced Versatile Accommodation
- Desirable Location Within A Stones Throw Of Kingsmead
- Large Double Aspect Living Room, Kitchen/Dining Room
- Ground Floor Bedroom And Shower Room
- Three Further First Floor Double Bedrooms, Family Bathroom
- Gas Heating, Double Glazing, Garage And Driveway Parking
- Local Schools, Inc Catchment For Local Grammar Schools, Amenities And Transport Links Within Easy Reach

Situated just under 3 miles to the East of High Wycombe and close to Junction 3 of the M40 motorway and local shopping facilities. The property sits between High Wycombe and Beaconsfield with public transport links to both towns running close by and both offer rail services into London/Birmingham and more comprehensive shopping facilities. Excellent local shops are within a short distance including Wycombe Retail Park. Countryside is all around with Kingsmead Park and nearby woodland providing a variety of places to enjoy social time.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C



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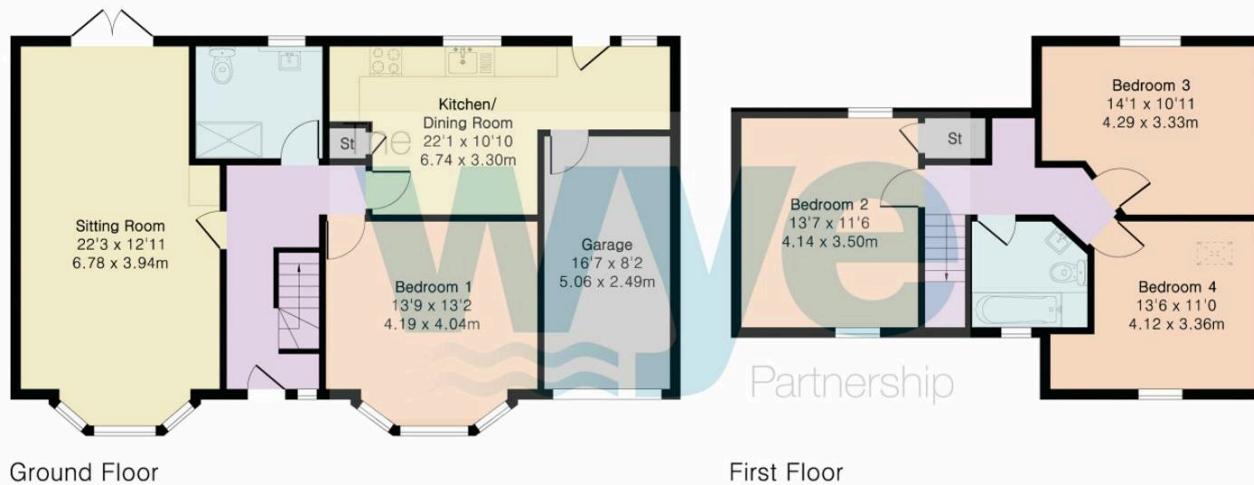
This attractive chalet-style four bedroom house offers well balanced and versatile accommodation, ideally situated in a highly desirable location within a stone's throw of Kingsmead. The spacious interior features a large double aspect living room, perfect for both relaxing and entertaining, alongside a modern kitchen and dining room that provides ample space for family meals and gatherings. The ground floor includes a well-proportioned bedroom and a convenient shower room, making it ideal for guests or multi-generational living. Upstairs, there are three further double bedrooms, all thoughtfully arranged to maximise comfort, as well as a well-appointed family bathroom. The property benefits from gas central heating and double glazing throughout. Additional features include a garage and driveway parking, providing plenty of space for vehicles and storage. Local schools, amenities and excellent transport links are all within easy reach, making this an ideal home for families and professionals alike. With its combination of flexible living space, sought-after location and practical features, this property presents a wonderful opportunity for those seeking a comfortable and convenient lifestyle.



**Approximate Gross Internal Area 1549 sq ft - 144 sq m
(Including Garage)**

Ground Floor Area 971 sq ft - 90 sq m

First Floor Area 578 sq ft - 54 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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