



13a Kings Road, High Wycombe - HP11 1SA
£500,000





13a Kings Road

High Wycombe, High Wycombe

- Convenient Location
- Three Bedrooms
- Impressive Kitchen
- Large Garden
- Driveway Parking
- Beautifully Presented
- Two Bathrooms
- Garden Room
- Large well made, concrete floor, tiled Roof shed.
Perfect for all garage or loft storage needs



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High Wycombe, High Wycombe

This unique modern home blends character features with a warm, uplifting feel and a layout that works beautifully for everyday life. From the moment you step inside, it's clear this is a happy, well-loved house, thoughtfully arranged and impeccably presented throughout.

The sitting room sits to the front, with a bay window bringing in plenty of natural light and giving the space a relaxed, comfortable atmosphere. To the rear, the kitchen and family room is hugely impressive and very much the heart of the home. Designed to be lived in and enjoyed, it features a striking lantern roof, wide bi-fold doors opening onto the garden and a chef's kitchen with bespoke wooden units set around a generous central island. It's a space that would feel exceptional even in a property at twice the value, ideal for cooking, entertaining and family time alike, with a dining area centred around a log burner.

A further large ground floor room offers excellent flexibility, working equally well as a bedroom, reception room or home office, alongside a downstairs WC.

Upstairs, two bedrooms share a shower room, while the top floor provides a dressing area leading into a contemporary bathroom with distinctive finishes.

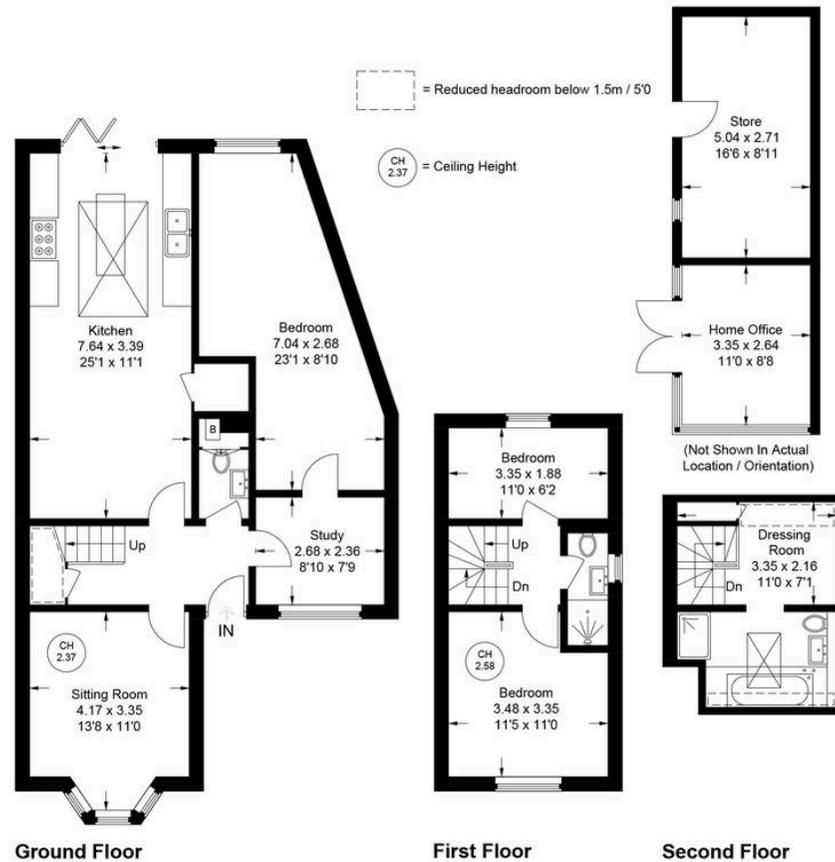
Outside, the level rear garden is mainly laid to lawn with established borders, opening onto a decked seating area and a substantial summer house, creating a private, peaceful place to relax and entertain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





Approximate Gross Internal Area
 Ground Floor = 78.7 sq m / 847 sq ft
 First Floor = 24.4 sq m / 263 sq ft
 Second Floor = 13.8 sq m / 148 sq ft
 Outbuilding = 23.1 sq m / 249 sq ft
 Total = 140.0 sq m / 1507 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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