



New Road, Great Kingshill
High Wycombe, Buckinghamshire, HP15



Beyond your expectations

Stunning 3 bedroom home in the heart of the village

Hamptons International

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Entrance Hall | Sitting/Dining Room | Kitchen/Breakfast Room | Cloakroom | Three Bedrooms | Bathroom | Garage | Gardens

Guide Price £450,000 Freehold

Description

This charming 3 bedroom mid-terrace property has been refurbished to an exacting standard by the current owners and now offers an impressive contemporary style home with all modern conveniences. Engineered hardwood Oak flooring seamlessly runs through the ground floor Entrance Hall, downstairs Cloak Room and Living/Dining Room, which offers a light and spacious garden aspect with large double doors to the patio area.

The Kitchen/Breakfast Room has been stylishly fitted with gloss units, a Frankie sink and tap and an integrated Neff dishwasher with a separate Siemens tumble dryer. Upstairs are 3 bedrooms each nicely decorated and newly carpeted, with a tastefully furbished bathroom suite featuring Grohe basin taps, a Vado shower unit and bath with tiled flooring and heated towel rail.

Outside

The front gardens have been re-landscaped to offer a welcoming arrangement of gravel paths and low level planting with mature shrubs. The rear gardens offer a nicely sized level lawn area and rear patio giving an ideal space for outdoor summer entertaining. There is a single garage in a block accessed to the rear of the property and two additional parking spaces along the rear boundary.

Location

Great Kingshill is a popular Chiltern Village with the local village store catering for day to day needs. Excellent schools include Pipers Corner for girls (Private), the

County Combined at Cryers Hill, and the Royal Grammar at High Wycombe. The centre of Prestwood (approx. 2 miles) offers a variety of shopping, and Great Missenden (approx. 4 miles) has a main line service to London Marylebone (approx. 36 minutes fast train).



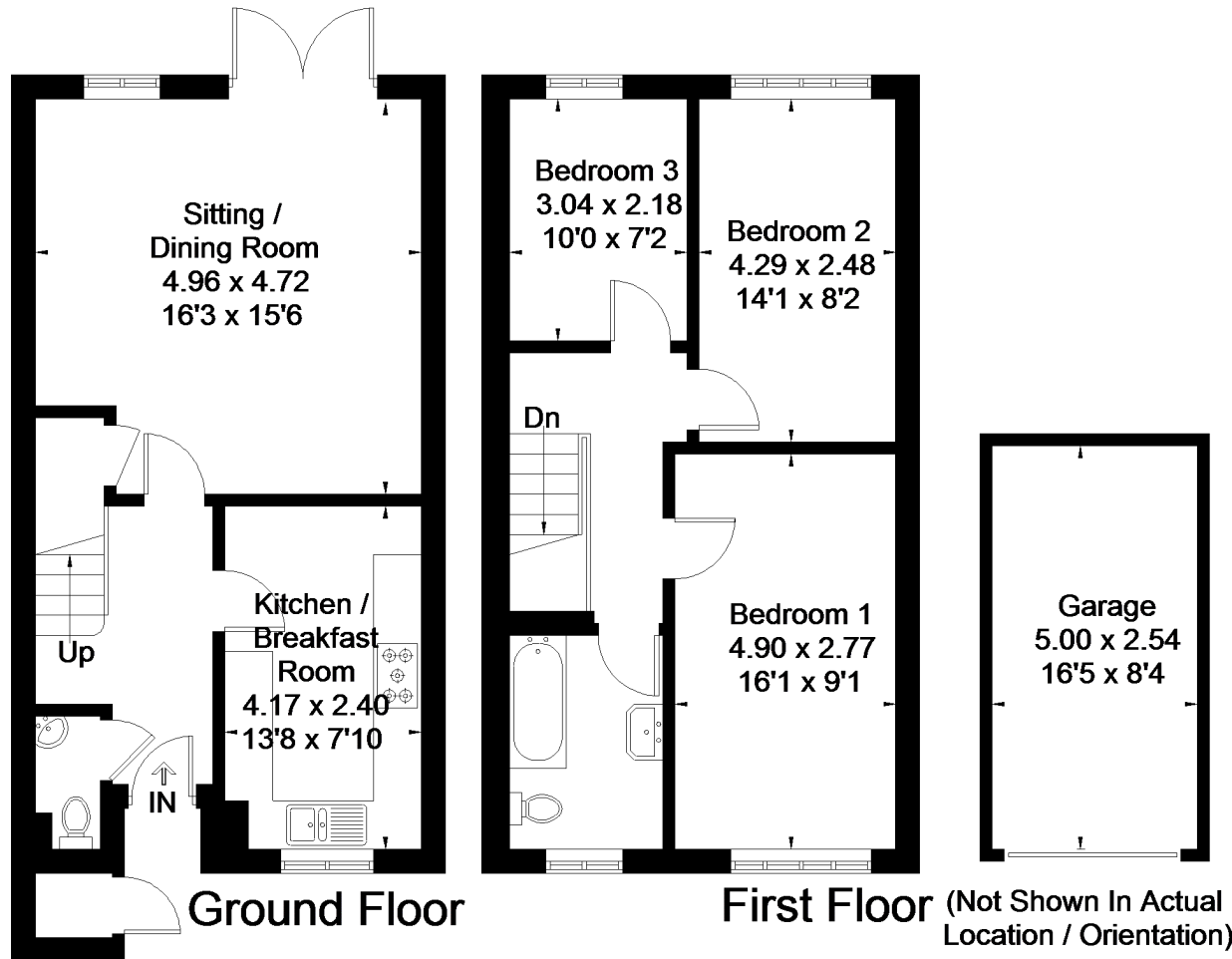
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 88.0 sq m / 947 sq ft

Garage = 12.7 sq m / 137 sq ft

Total = 100.7 sq m / 1084 sq ft



Floorplanz © 2016
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This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

