



exceptional service as standard.

01494 939868

hello@kingshills.co.uk

kingshills.co.uk



57 Amersham Road | | High Wycombe | HP13 5AA

Asking Price Of | £500,000

---

## Property Features

- Large Town House
- 1453 sq ft of Accomodation
- 4 Double Bedrooms
- 2 EnSuite Shower Rooms and Family Bathroom
- Close to Royal Grammar School
- Open Plan Kitchen/Dining/Living Room
- Large Terraced Garden
- High Specification Throughout
- NO ONWARD CHAIN
- 

---

## Full Description

A Stunning Town House that was completed less than 12 months ago offers versatile and modern accommodation over three floors. The Property has been built to a high standard and offers no onward chain. Located on the north side of High Wycombe and just outside of the conservation area this property is within walk distance of the Royal Grammar School and a short walk to Godstowe Preparatory School.

Accommodation comprises:

### Ground Floor

Spacious Entrance Hall with Airing Cupboard and Large Cloakroom. Stunning and open plan Kitchen/Dining Room/Living Room, The Kitchen area is fully integrated with Fridge/Freezer, Washing Machine, Dishwasher, Oven and Hob, the Living Area has Bifold Doors that lead on the rear patio. There is a good sized Study located at the front of the house.

### First Floor

2 good sized Double bedrooms both with independent Ensuite Shower Rooms and Built in Wardrobes.

### Second Floor

2 further Double Bedrooms served by a modern Family Bathroom.

### Outside

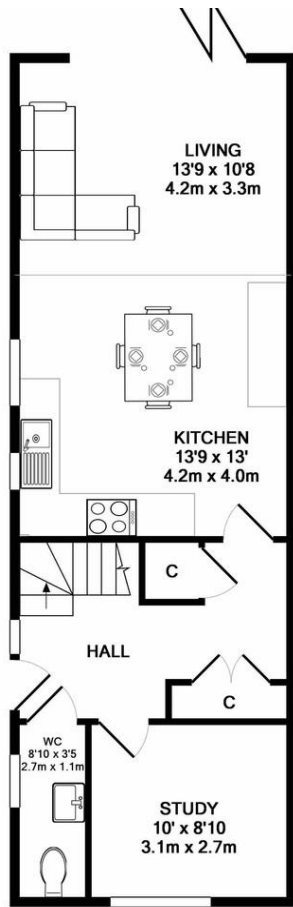
To the Front of the property there is two allocated Parking spaces and access to the rear where there is a large patio and steps leading to the large garden, all enclosed by fencing for a high degree of privacy.

### High Wycombe

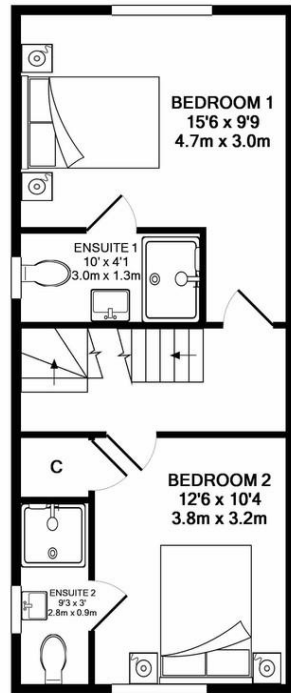
In contrast to all the tradition and tranquillity of the villages surrounding it, High Wycombe town centre has its eyes fixed firmly on the future. Currently in the midst of a massive updating project including expansion of the bustling Eden shopping centre, a brand new leisure centre along with a huge range of busy restaurants and bars, the town is fast becoming the place to live for everyone from first time buyers to seasoned commuters alike. Placed at Junction 4 of the M40 and having a train station in the centre offering a 24 minute commute to London Marylebone, High Wycombe is a town with a bright future.







GROUND FLOOR  
APPROX. FLOOR  
AREA 567 SQ.FT.  
(52.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 453 SQ.FT.  
(42.1 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 387 SQ.FT.  
(36.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1408 SQ.FT. (130.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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  
Made with Metropix ©2020

Aston Court  
Kingsmead Business Park  
High Wycombe  
Buckinghamshire  
HP11 1JU

01494 939868  
hello@kingshills.co.uk  
kingshills.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements