



exceptional service **as standard.**

01494 939868

[hello@kingshills.co.uk](mailto:hello@kingshills.co.uk)

[kingshills.co.uk](https://kingshills.co.uk)



23 Bay Tree Close | Loudwater | High Wycombe | HP11 1JN

Asking Price Of | £540,000



---

## Property Features

- Stunning Link Detached Family Home
- Extended to Offer Well Planned Accommodation
- Stunning Kitchen/Dining Room with Utility
- Living Room and Family Room
- 4 Good Sized Bedrooms
- Master with Ensuite and Further Bathroom
- Parking for Several Cars and Garage
- Patio and Large Decking Area with Summerhouse
- Complete Chain Above
- EPC: C

---

## Full Description

A beautifully extended Link Detached property close to Kingsmead Park and within catchment of the highly regarded Kingsmead School. The extended accommodation now offers versatile living for the modern family and has been upgraded to a very high standard.

### Accommodation

Entrance Hall, Downstairs Cloakroom, Living Room, Family/Playroom, Stunning Kitchen/Breakfast Room with Fitted appliances including; Oven, Hob and modern extractor fan system and Dishwasher, Utility Room. to the first floor there is 4 good sized Bedrooms with the Master Bedroom benefitting from and Ensuite Bathroom, further Family Bathroom. Outside to the front of the property there is parking for several cars and a single Garage, to the rear of the property the garden is in two parts, the first part has a patio for entertaining and steps that lead to the decking area where there is a summer house.

Some of the benefits include wood flooring throughout the downstairs, Double Glazing and Gas Radiator Heating.

### Location

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 an ideal location to commute from. With a range of fantastic primary as well as renowned grammar and private schools, education is one of the main reasons people move to High Wycombe and stay there.



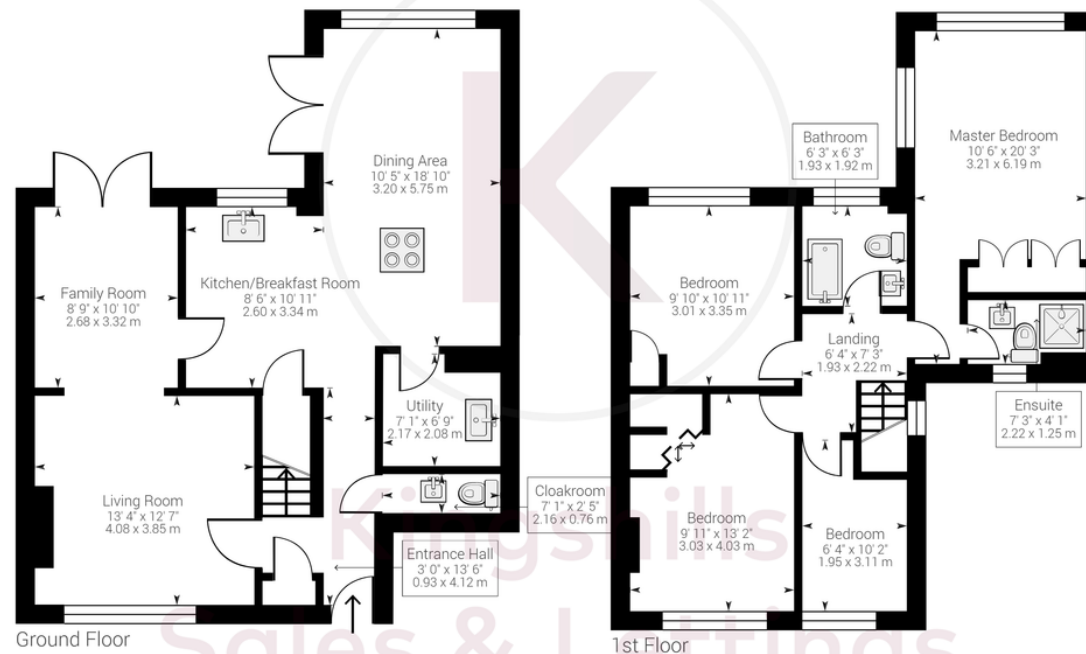












While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360

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