



34 Kennedy Avenue

High Wycombe

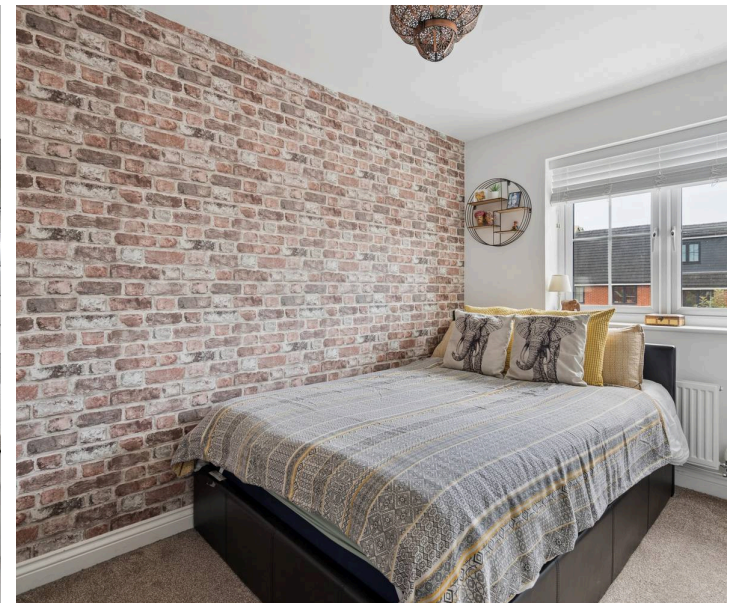
- A Four bedroom Semi-Detached Family Home Over Three Floors
- Open Plan Living/Dining Room Overlooking The Rear Garden
- Modern Fitted Kitchen, Cloakroom, Three First Floor Bedrooms, Family Bathroom
- Master Bedroom With En-Suite Shower Room And Dressing Area
- Gas Heating To Radiators, Double Glazing, Energy Efficient
- Enclosed Rear Gardens. Driveway Parking + Large Garage
- Popular Development With Recreational Areas That Adjoins Surrounding Woodland
- Walking Distance Of Popular Schooling Including Grammar schools
- Close To A Range Of Amenities, Sports Centre And M40 Motorway Access

Situated on the popular Pine Trees development which has a convenience store and primary school within very close proximity and being situated just over 1 mile from the town centre means that there is a wide variety of shopping, leisure and hospitality facilities available as well as a mainline railway station to London/Birmingham. The property is also close to Junction 4 of the M40 motorway.

Council Tax band: E

Tenure: Freehold

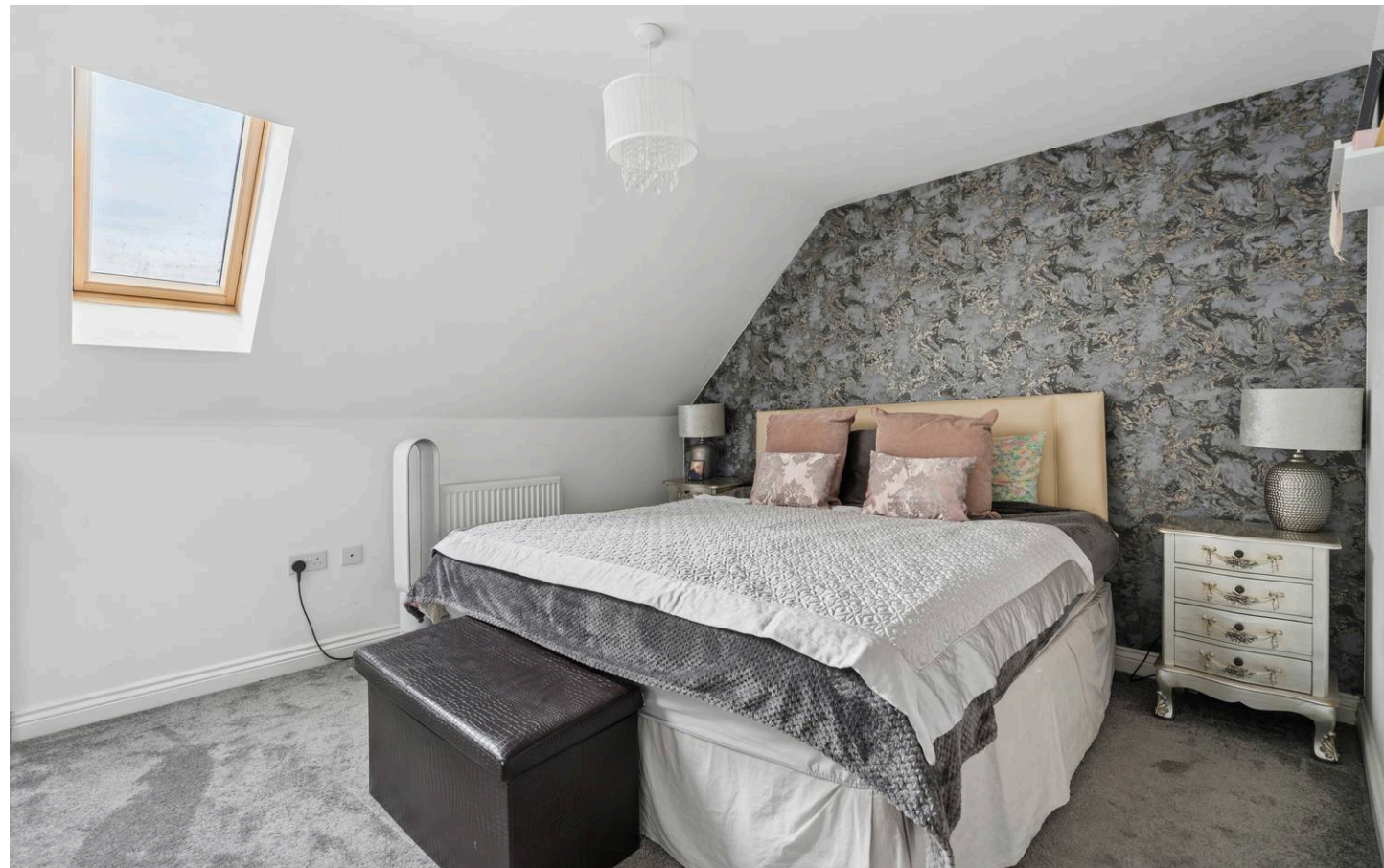
EPC Energy Efficiency Rating: A



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This impressive four bedroom semi-detached family home is arranged over three spacious floors and offers a contemporary lifestyle in a sought-after development. The ground floor features a cloakroom, modern fitted kitchen and a generous open plan living and dining room, providing a bright and welcoming space that overlooks the rear garden. On the first floor, there are three bedrooms and a modern family bathroom. The top floor is dedicated to the master suite, which boasts an en-suite shower room and a dressing area. The property benefits from gas heating to radiators, double glazing throughout providing excellent energy efficiency. The property includes driveway parking and a large garage, providing ample space for vehicles and storage. Located within walking distance of a nursery (connected to a school), highly regarded schools, including grammar schools, and a convenience store located on the development, this home is perfect for families. Residents also enjoy easy access to a range of amenities, a sports centre, and the M40 motorway. This is a fantastic opportunity to acquire a beautifully presented home in a popular and well-connected location.



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Approximate Gross Internal Area

Ground Floor = 51.8 sq m / 557 sq ft

First Floor = 38.1 sq m / 410 sq ft

Second Floor = 23.2 sq m / 250 sq ft

Garage / Store = 24.2 sq m / 260 sq ft

Total = 137.3 sq m / 1,477 sq ft



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

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