

25 Fairfields, Great Kingshill - HP15 6EP

Offers Over £350,000

TIM RUSS & Company







- Offered for sale with no onward chain is this rarely available two bedroom semi-detached bungalow towards the end of a quiet cul de sac in this popular village

Great Kingshill is a popular Chiltern Village with country walks through fields and woodland and The Chiltern Cycleway. The local village store caters for day-to-day needs along with the picturesque village common where you will find the cricket club and local play park. There are excellent restaurants nearby including Thai Kingshill, Lounge India, The Polecat, The Full Moon with both Great Missenden and Prestwood nearby offering a range of shops and an 18-court tennis club. High Wycombe providing a centre for major retail outlets and supermarkets. For families you are in catchment area for excellent primary and high schools including Wycombe High Girls Grammar, The Royal Grammar, John Hampden Grammar, Pipers Corner for girls (private), Holmer Green, The Misbourne, Great Kingshill Combined. Nearby train stations at High Wycombe (3 miles) and Great Missenden (2.3 miles) offer regular direct mainline routes to Marylebone, approx. 30 mins. The M40 can be joined at junction 4 High Wycombe with easy accessibility to the M4 (Heathrow) and the M25.

Offered for sale with no onward chain, this rarely available two bedroom semi-detached bungalow is positioned towards the end of a quiet cul de sac in a sought-after village location. The property requires complete modernisation throughout, offering an exciting opportunity for buyers to create a bespoke home tailored to their tastes and requirements. Subject to the usual consents, there is scope to extend and reconfigure the existing layout, making this an ideal project for those seeking to add value and personal touches.

The accommodation comprises an entrance hall leading to a spacious sitting/dining room, with a fireplace as its focal point and a door providing access to a lean to (offering useful storage or potential utility space). The kitchen, also with a door to the lean to, is ready for updating and could be transformed into a modern and functional cooking area. There are two bedrooms, both offering comfortable proportions and flexibility for use as guest accommodation, a study or a dressing room if desired. The bathroom completes the internal layout and, like the rest of the property, offers the chance for new owners to refurbish and update to their own specification.

To the front the property has a shared driveway leading to a detached garage (ideal for further storage or workshop use). To the rear you will find a patio area leading onto lawn with a variety of mature shrubs and trees throughout.

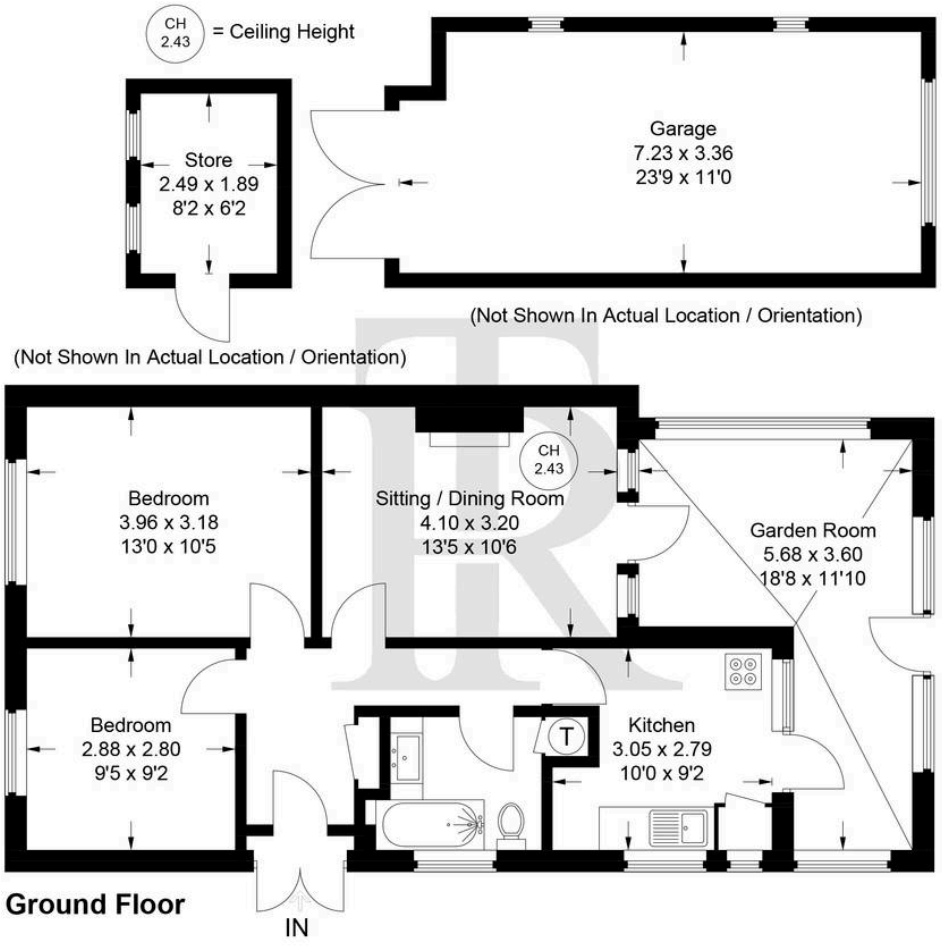
Council Tax band: E / EPC Rating: E

Tenure: Freehold









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Approximate Gross Internal Area
Ground Floor = 71.4 sq m / 768 sq ft
Garage / Store = 28.4 sq m / 306 sq ft
Total = 99.8 sq m / 1074 sq ft

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Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.
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

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/

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