

wye Partnership

145 Kingsmead Road, High Wycombe, HP11 1HZ

£399,950

145 Kingsmead Road

High Wycombe

- An Attractive Semi-Detached Cottage
- Abundance Of Character Throughout
- Living Room, Open Plan Refitted Kitchen/Dining Room
- Two First Floor Bedrooms, Modern Bathroom
- Gas Central Heating, Double Glazing
- Off Road Parking For 2 Cars, Good Size Landscaped Rear Garden
- Close To Kingsmead Park And Surrounding Countryside
- Easy Reach Of Retail Park And M40 Motorway

Situated to the east of High Wycombe and close to Junction 3 of the M40 motorway and local shopping facilities. The property sits between High Wycombe and Beaconsfield with public transport links to both towns running close by and both offer rail services into London/Birmingham/Oxford and more comprehensive shopping facilities. Excellent local shops are within a short distance including Wycombe Retail Park. Countryside is all around with Kingsmead Park and nearby woodland providing a variety of places to enjoy social time.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D







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This charming two bedroom semi-detached cottage offers an abundance of character throughout, blending period features with modern comforts. The inviting living room with a feature fire place and exposed timber floor, provides a cosy space for relaxation, while the open plan refitted kitchen and dining room is perfect for entertaining and every-day family life. Upstairs, two well-proportioned bedrooms and a modern bathroom provide comfortable accommodation, ideal for a small family. Benefiting from gas central heating and double glazing, the property ensures warmth. Practical features include off road parking for 2 cars, adding convenience for residents and visitors alike. Located close to Kingsmead Park and the surrounding countryside, this delightful home offers easy access to green spaces for leisure and recreation. The property is also within easy reach of a retail park, providing a variety of shopping and dining options, as well as excellent transport links via the nearby M40 motorway. This attractive semi-detached cottage presents a wonderful opportunity for buyers seeking a characterful home in a sought-after location, combining traditional style with contemporary living. Early viewing is highly recommended to appreciate all that this lovely property has to offer.

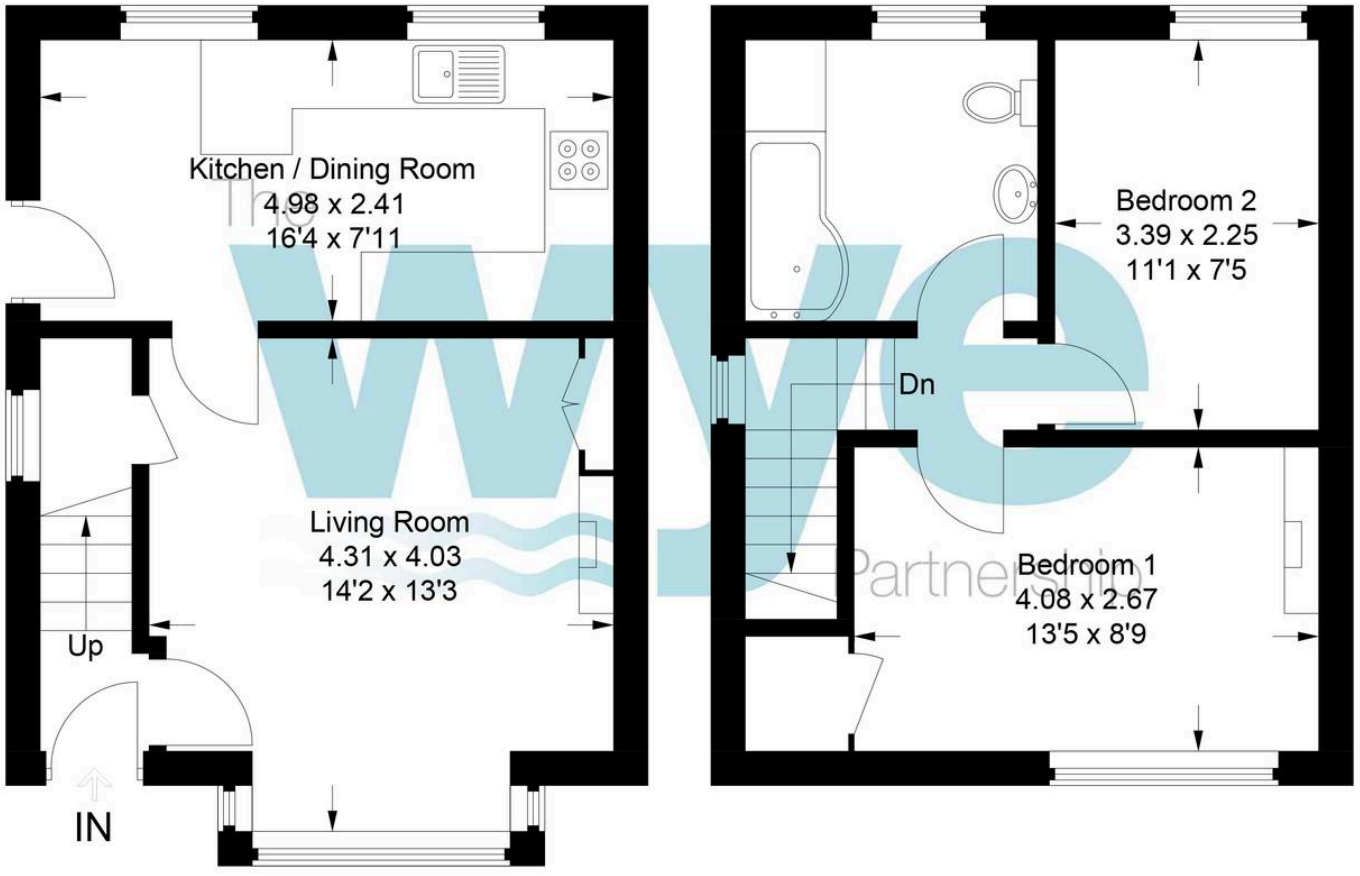






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Approximate Gross Internal Area
Ground Floor = 32.8 sq m / 353 sq ft
First Floor = 31.0 sq m / 334 sq ft
Total = 63.8 sq m / 687 sq ft



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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The Wye Partnership High Wycombe

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

01494 451300 • wycombe@wyeres.co.uk • www.wyeres.co.uk/

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