



Estate Agents
Hurst

25 Kilty Place, High Wycombe, Bucks, HP11 1DG
Offers In Excess Of £580,000

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A well-presented four-bedroom semi-detached townhouse, built in 2020 and offered to the market in immaculate condition throughout. The family home is situated on the highly sought-after Pine Trees development, benefiting from a range of on-site amenities including a Nisa Local convenience store, community centre, communal green spaces, and children's play areas. Ideally located just off Daws Hill Lane, the property provides excellent access to a selection of local shopping facilities, close access to Junction 4 of the M40, and well-regarded schools such as John Hampden Grammar School and Wycombe High School. The accommodation comprises; entrance hall, sitting/lounge area, downstairs cloakroom stylish remodelled open-plan kitchen with dining/living area and built in air conditioning, rear garden featuring an extended patio and decked seating area, plus a versatile office/study which has been created from the rear of the garage. Upstairs comprises; modern family bathroom, three well-proportioned bedrooms, a further principal bedroom with en-suite shower room, walk-in wardrobe/dressing room, and air conditioning. Further features include; driveway with power and parking for two cars, additional visitor parking around the development at no additional costs, gas central heating, uPVC double glazing, and a garage.



SEMI DETACHED TOWNHOUSE

FOUR DOUBLE BEDROOMS

IDEAL FAMILY HOME

DRIVEWAY PARKING FOR TWO CARS

TWO RECEPTION ROOMS

UPVC DOUBLE GLAZING

IMMACULATE CONDITION THROUGHOUT

CLOSE TO GRAMMAR SCHOOLS & M40

SOUGHT-AFTER DEVELOPMENT

AN INTERNAL VIEWING IS ADVISED







Kilty Place

Approximate Gross Internal Area
 Ground Floor = 555 sq ft / 51.6 sq m
 First Floor = 405 sq ft / 37.6 sq m
 Second Floor = 282 sq ft / 26.2 sq m
 Garage / Study = 245 sq ft / 22.8 sq m
 Total = 1487 sq ft / 138.2 sq m



Floor Plan produced for Hursts by Media Arcade ©.

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.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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