

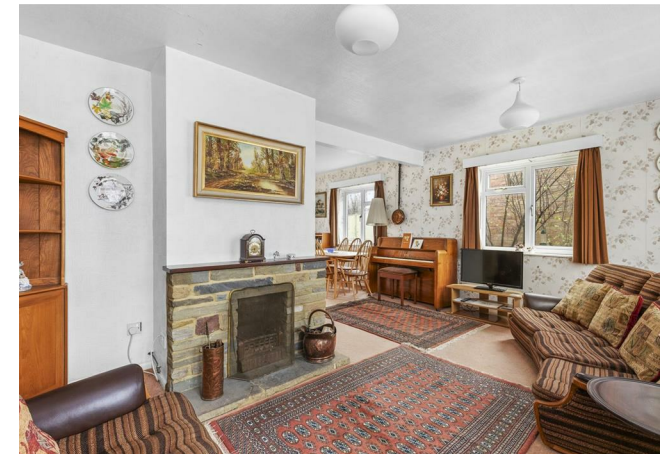


12 Lowlands Crescent, Great Kingshill, Bucks, HP15 6EG

A rare opportunity to acquire this spacious four bedroom, detached family home that does require complete modernisation and redecoration throughout, whilst appearing to lend itself to expansion, subject to obtaining the relevant planning permissions. Situated in a quiet cul-de-sac on a very good sized plot, that is wedge shaped from front to back, and located in the heart of Great Kingshill, this property offers superb access to local schools and is also conveniently positioned for transport links including the mainline railway from both High Wycombe & Great Missenden stations, the Met line at Amersham is also within easy reach. The accommodation includes; entrance hallway, guest cloakroom, large L-shaped sitting/dining room, fitted kitchen/breakfast room, utility room which provides access to the garage and rear garden, principal bedroom with en-suite bathroom, three further bedrooms and family bathroom. The property also benefits from; gas central heating, double glazing, integral garage, driveway parking for two/three vehicles and a secluded rear garden with large patio area. Great Kingshill enjoys a pretty village green with an active cricket club, nearby grocery store, pub and restaurant. Buckinghamshire is also renowned for its high standard of education which includes local Grammar Schools and independent schools catering for children of all ages. Lowlands Crescent is within catchment for a number of highly regarded state and private schools. Great Kingshill primary school is a short distance away, whilst secondary schooling provides two Ofsted rated Outstanding schools - The Royal Grammar School for Boys and Wycombe High School for Girls. Private schooling is also available at Pipers Corner which is only a stone's throw away from the property, or Gateway in Great Missenden, Godstowe and Wycombe Abbey in High Wycombe.



- NO ONWARD CHAIN
- L-SHAPED SITTING/DINING ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- GUEST CLOAKROOM & UTILITY ROOM
 - PRICED FOR QUICK SALE.
- SOUGHT-AFTER CUL-DE-SAC LOCATION
 - GARAGE & DRIVEWAY PARKING
 - IDEAL FAMILY HOME
- COMPLETE RENOVATION REQUIRED
 - EARLY VIEWING ADVISED







Lowlands Crescent

Approximate Gross Internal Area (Including Garage)

Ground Floor = 801 sq ft / 74.4 sq m

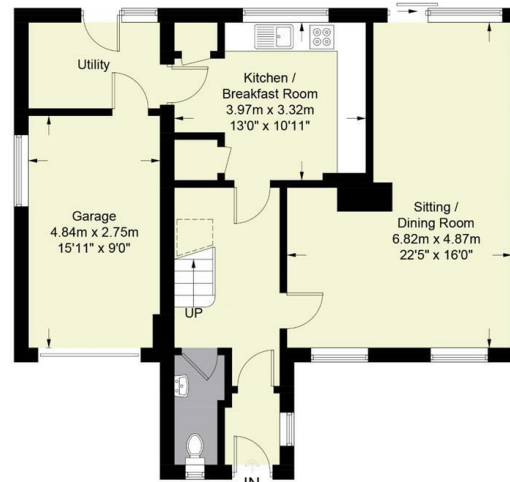
First Floor = 766 sq ft / 71.2 sq m

Total = 1567 sq ft / 145.6 sq m

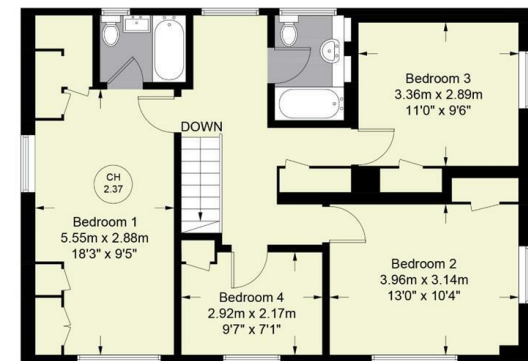


Reduced headroom below 1.5m / 5'0"

CH 2.37 = Ceiling Height



GROUND FLOOR



FIRST FLOOR

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.

Hurst Estate Agents

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