



Estate Agents  
**Hurst**

54 Kilty Place, High Wycombe, Bucks, HP11 1DG

£600,000



# 54 Kilty Place, High Wycombe, Bucks, HP11 1DG

An extremely well presented four bedroom semi-detached town house with a south east facing garden built in 2022 offered to the market in immaculate condition throughout. This beautiful modern property is situated on the sought after Pine Trees development which offers an array of amenities including a 'Nisa Local' shop, community centre, communal parks and playgrounds. The development is just off Daws Hill Lane located within close proximity to local schools, shops and transport facilities including; Abbey View Primary, John Hampden & Wycombe High Grammar schools, junction 4 of the M40 and Waitrose Supermarket at Handy Cross. The accommodation comprises; entrance hall, guest cloakroom, large living room/diner with recently converted roof over dining area (with velux windows), large modern fitted kitchen/breakfast room, four bedrooms, en-suite shower room to master and family bathroom. The property further benefits; remainder of NHBC & TW warranty, large detached garage, driveway parking for two cars, spacious enclosed south east facing rear garden with side gate access, gas central heating, x4 solar panels and UPVC double glazing.



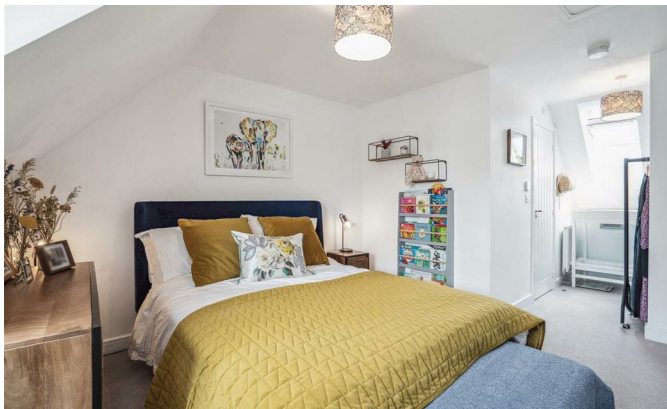
**STUNNING CONDITION THROUGHOUT**  
**FOUR BEDROOMS**  
**LARGE MASTER BEDROOM WITH EN-SUITE**  
**SOUGHT AFTER DEVELOPMENT**  
**DRIVEWAY PARKING FOR TWO CARS**  
**GUEST CLOAKROOM**  
**SOUTH EAST FACING REAR GARDEN**  
**LARGE GARAGE & X4 SOLAR PANELS**  
**REMAINDER OF TW & NHBC WARRANTY**  
**CLOSE TO J.4 OF M40**











Approximate Gross Internal Area  
 Ground Floor = 50.0 sq m / 538 sq ft  
 First Floor = 38.0 sq m / 409 sq ft  
 Second Floor = 26.3 sq m / 283 sq ft  
 Garage = 24.5 sq m / 264 sq ft  
 Total = 138.8 sq m / 1494 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 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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