



Estate Agents  
**Hurst**

46 Kelly Road, High Wycombe, Buckinghamshire, HP11 1BW

£550,000

# 46 Kelly Road, High Wycombe, Buckinghamshire, HP11 1BW

Offered to the market with NO ONWARD CHAIN is this superb three bedroom semi-detached family home, built by Taylor Wimpey in 2019 which has been extremely well cared for by its present owner, as well as benefitting from a number of upgrades. This wonderful home is located on a quiet road in the Pine Tree's development, a highly sought after area which is a short distance to both the M40 and High Wycombe train station, offering quick links to London and Birmingham. It also benefits from being situated next to large protected woods, which are ideal for walks and access to The Rye. The property is beautifully presented, and would make an excellent family home. The accommodation includes; entrance hall, guest cloakroom, lounge, spacious study, modern fitted open plan kitchen/dining area with french doors, opening to patio area and rear garden, Master bedroom with family bathroom, two further double bedrooms and a shower room. Additionally, the home offers gas central heating, double glazing, additional fitted wardrobes, large garage with storage area, driveway with parking for two vehicles and an enclosed and level rear garden with large patio. The location of this home also means it is ideally located for all High Wycombe Grammar schools, Wycombe Abbey, and a short walk away from a very good primary school Abbey View. An internal viewing is highly recommended.



**NO ONWARD CHAIN!**

**STUDY/OFFICE**

**IMMACULATE CONDITION**

**FITTED WARDROBES**

**GUEST CLOAKROOM**

**CLOSE TO JUNC 4 OF M40**

**LOVELY FAMILY HOME**

**SPACIOUS REAR GARDEN**

**GARAGE & DRIVEWAY**

**CLOSE TO GRAMMAR SCHOOLS**







Approximate Gross Internal Area  
 Ground Floor = 39.5 sq m / 425 sq ft  
 First Floor = 39.2 sq m / 422 sq ft  
 Second Floor = 30.5 sq m / 328 sq ft  
 Garage = 24.4 sq m / 263 sq ft  
 Total = 133.6 sq m / 1,438 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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