



Estate Agents  
**Hurst**

7 Kelvin Close, High Wycombe, Buckinghamshire, HP13 5ST  
£549,950



# 7 Kelvin Close, High Wycombe, Buckinghamshire, HP13 5ST

An extremely well presented four bedroom semi detached house that has been fully renovated throughout to an impeccable standard. Offered to the market with NO ONWARD CHAIN and in show home condition this beautiful family home is located on the Downley side of High Wycombe within close proximity to the popular Disraeli school, town centre and local amenities including a Londis store/Post Office just a short walk from the property. The accommodation comprises: entrance hall, guest cloakroom/shower room, living room/bedroom five, stunning open plan lounge/kitchen/diner with bi-folding doors opening out to the rear garden, utility room, office/study, four bedrooms, large family bathroom and en-suite shower room to the master.

The property further benefits; far reaching views across the valley, large basement storage facility (which could be converted into a cinema room - STPP), versatile garden studio/gym which could also be utilised as a garden office, garage in block with additional off street parking for two cars in front, driveway parking (plus ample non restricted on street parking available), gas central heating (NEW combi boiler installed in 2019) and UPVC double glazing (NEWLY installed in 2018).



## FOUR BEDROOMS

## SHOW HOME CONDITION

## FULLY REFURBISHED & REAR EXTENDED

## LARGE GARDEN STUDIO/GYM

## DRIVEWAY PARKING & GARAGE IN BLOCK

## UTILITY ROOM

## GUEST CLOAKROOM/SHOWER ROOM

## EN-SUITE SHOWER ROOM TO MASTER

## OPEN PLAN KITCHEN/LOUNGE WITH BI-FOLD DOORS

## BASEMENT STORAGE ROOM WITH POTENTIAL TO CONVERT











Approximate Gross Internal Area  
 Ground Floor = 63.1 sq m / 679 sq ft  
 First Floor = 52.0 sq m / 560 sq ft  
 Basement = 19.7 sq m / 212 sq ft  
 Outbuildings = 31.8 sq m / 342 sq ft  
 Total = 166.6 sq m / 1,793 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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