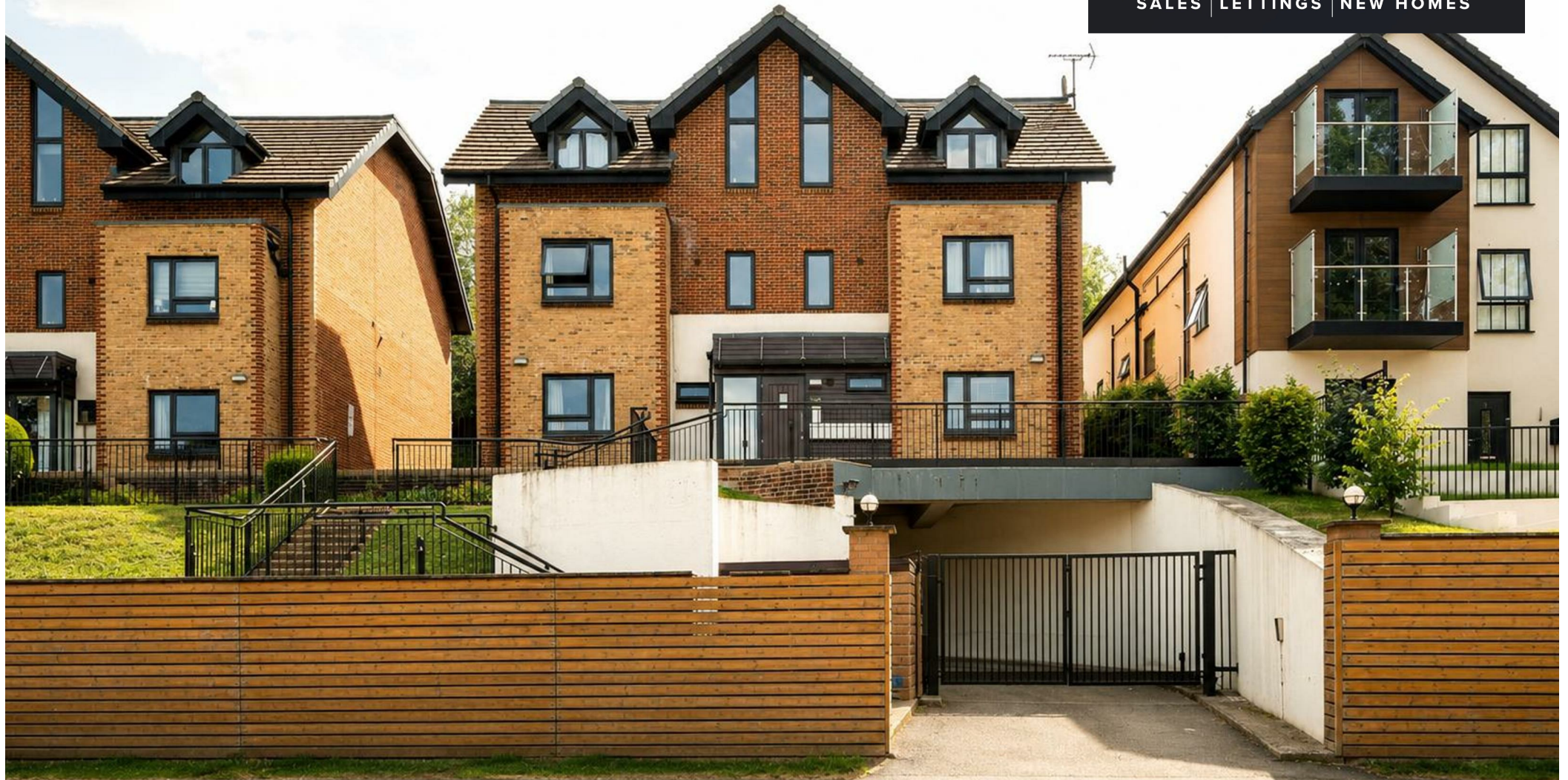


Fords.

SALES | LETTINGS | NEW HOMES



Kingsmead Road, High Wycombe, HP11 1JB



Kingsmead Road, High Wycombe, HP11 1JB

Guide price £270,000

A beautifully presented and well-proportioned two-bedroom ground floor apartment, offering contemporary open-plan living, a private rear patio garden and allocated parking in a sought-after High Wycombe location.

Finished to a high standard throughout, this stylish home is ideally suited to first-time buyers, downsizers and investors alike.

Description

At the heart of the home is a generous open-plan sitting, dining and kitchen area, creating an excellent space for both everyday living and entertaining. The living area is filled with natural light from large windows, while the modern kitchen is fitted with a range of sleek high-gloss units, integrated cooking appliances and ample worktop and storage space. The room also offers ample space for a dining table, making the space both practical and sociable.

The principal bedroom is a spacious double, complete with fitted wardrobes providing excellent storage. A second well-proportioned double bedroom offers flexibility for guests, a nursery or a home office and enjoys direct access via sliding doors to the private rear patio garden.

The contemporary family bathroom is attractively finished with full-height tiling and comprises a panelled bath with shower, a wash basin and WC.

Externally, the apartment benefits from its own private rear patio, providing an ideal space for relaxing or al fresco dining. The property also enjoys the convenience of allocated parking and is set within a well-maintained modern development.

Situation

Kingsmead Road occupies a desirable position on the eastern side of High Wycombe, enjoying an attractive setting with open countryside nearby while remaining within easy reach of the town centre. A wide range of shopping, leisure and dining facilities are close at hand, together with well-regarded schools, local parks and regular public transport services. High Wycombe railway station offers direct services into London Marylebone, while the A40, M40 and surrounding road network provide excellent connections to Oxford, London and the wider Thames Valley, making this an ideal location for both commuters and those seeking convenient everyday amenities.



Kingsmead Road

Approx. Gross Internal Area 667 Sq Ft - 61.97 Sq M

Ground Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.
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A map of the Wycombe Marsh area. A grey location pin is placed on London Rd, just north of the M40 motorway. The M40 is shown as a thick blue line with 'M40' labels in blue boxes. To the north of the pin is 'WYCOMBE MARSH' in green text. To the east, 'Hammersley Ln' is written vertically. Further east, 'Loudwater' is partially visible. The map shows a network of roads and green spaces. The Google logo is in the bottom left, and 'Map data ©2026 Google' is in the bottom right.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	79	79
England & Wales		EU Directive 2002/91/EC

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