

9 Rivers Edge, High Wycombe, HP11 1XA

Guide Price £280,000 *Leasehold*

Your own riverside retreat. This freshly decorated two-bedroom leasehold house offers a private patio backing onto the River Wye, allocated parking and a versatile second bedroom, ideal for first-time buyers.

- Your Own Riverside Retreat
- Private Patio Overlooking The River Wye
- Allocated Parking For Everyday Convenience
- Freshly Decorated And Ready To Move Into
- Brand-New Carpets Throughout
- Welcoming Living/Dining Space For Entertaining
- Separate Kitchen
- Main Bedroom With Built-In Storage
- Flexible Second Bedroom – Ideal For Home Working
- A Perfect First Home Or Downsizing Opportunity
- EPC: E







Escape to your own riverside retreat at this beautifully presented two-bedroom leasehold house on Kingsmead Road. Combining a peaceful setting with everyday convenience, the property features a private patio backing directly onto the River Wye – a lovely spot for morning coffee or unwinding at the end of the day.

Freshly painted throughout and finished with new carpets, the home feels bright, welcoming and ready to move into. The ground floor offers a separate kitchen alongside a living/dining room, providing space to relax, entertain and enjoy meals with friends and family.

Upstairs, the main bedroom benefits from built-in wardrobes, while the second bedroom offers flexibility as a guest room or dedicated home office. A bathroom completes the accommodation.

Allocated parking adds to the practicality, while nearby Kingsmead Park provides further outdoor space to enjoy. Local amenities and access towards High Wycombe town centre, Loudwater and the M40 make this an appealing choice for first-time buyers, downsizers and professionals seeking a home with a distinctive riverside setting.

Lease Information:
Lease length: 99 Years from 1st January 1990. SHARE of FREEHOLD can also be purchased at time of sale giving the opportunity to extend the lease up to 999 years if desired. Service Charge: £1,133.80 paid annually on 1st June Ground Rent: £100 paid annually.

Council Tax band D. EPC band E.

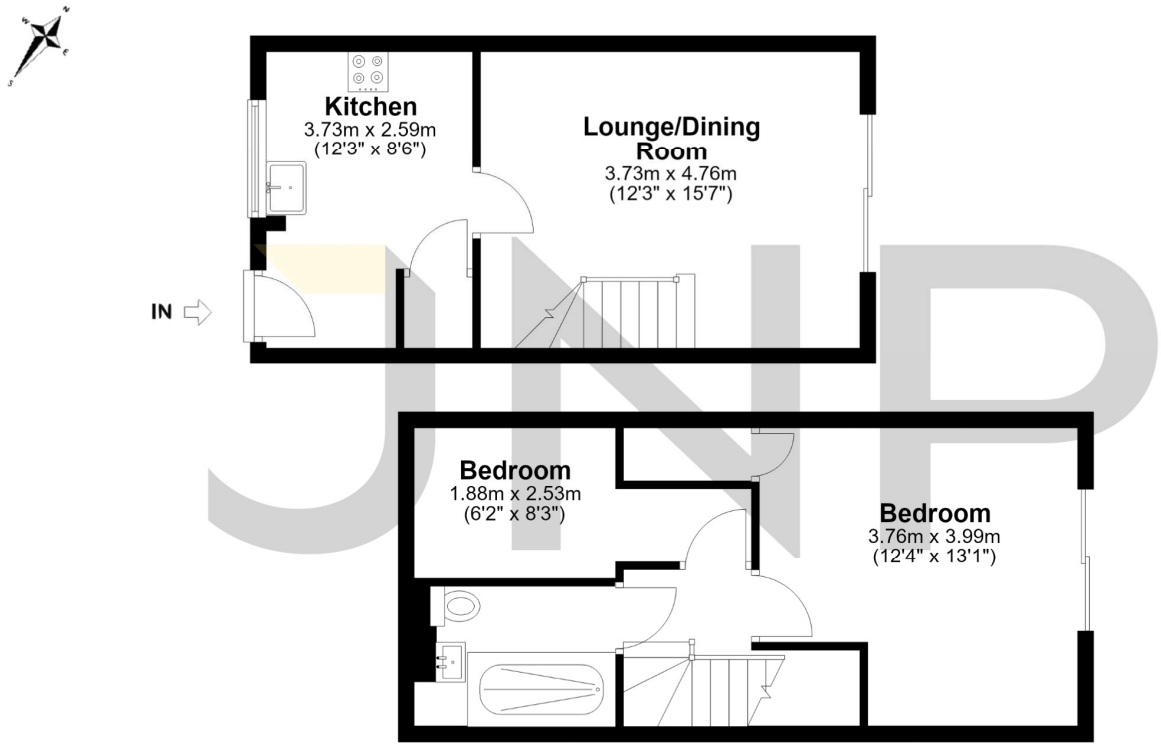
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AML Disclaimer
Please note that it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note that we shall require proof of funds before we instruct the sale, together with your instructed solicitors.







The approximate total area for the elements of the property represented on the floorplan is 52 SqM (564 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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