



**KINGS SQUARE COTTAGES, HIGH WYCOMBE HP11 1RS**

**Winkworth**

**KINGS SQUARE COTTAGES,  
15 ABBEY BARN ROAD,  
BUCKINGHAMSHIRE HP11 1RS**

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**A BRIGHT AND SPACIOUS TWO BEDROOM  
COTTAGE WITH GARDEN AND OFF-STREET  
PARKING**

- Convenient location
- End of Terrace
- 2 Bedrooms
- 1 Bathroom
- Patio
- Private rear garden
- Off street parking
- EPC Rating D

This charming two-bedroom cottage offers bright and spacious living accommodation throughout. Downstairs comprises a welcoming entrance hall with cloak room and leads through to the open plan fitted kitchen/dining area with built in appliances and plenty of work top space.

The living room lies beyond and features a wooden floor and glass doors opening onto the decked patio and garden (perfect for entertaining!). Upstairs there are two double bedrooms with fitted wardrobes and a modern part tiled bathroom.

**£325,000**



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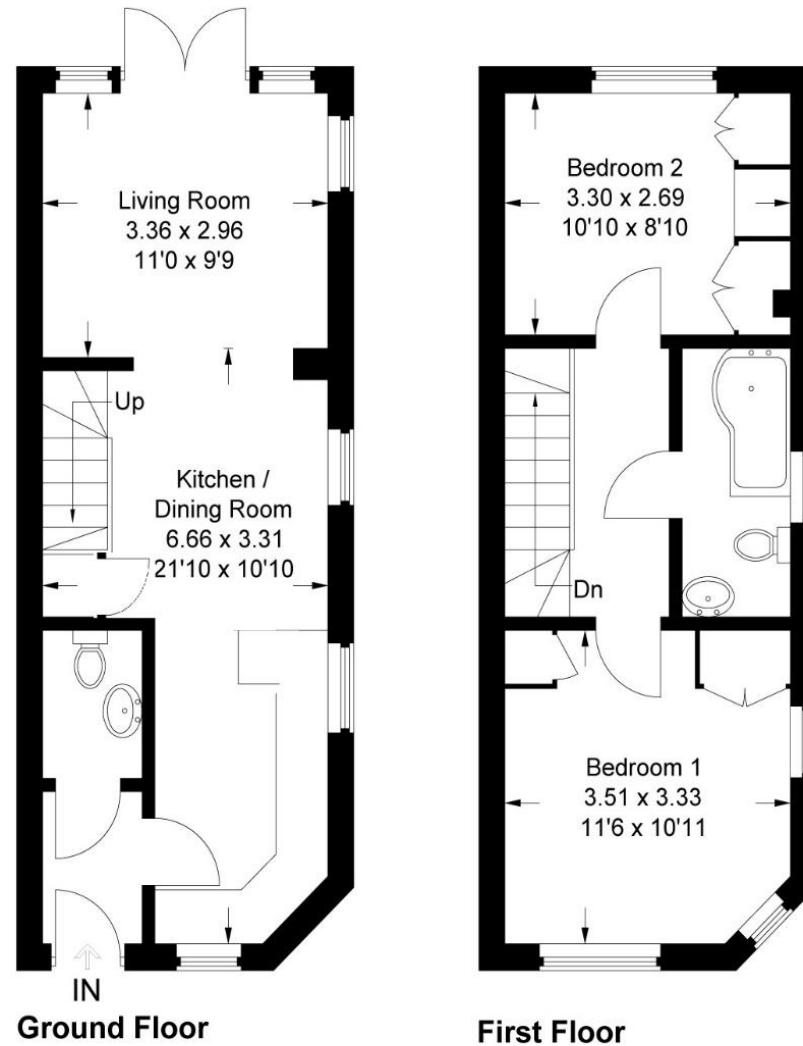
## **OUTSIDE**

The garden with pathway and border is low maintenance and offers a decked patio, lawn and a garden gate leading to off street parking.

## **LOCATION**

The property is close to local shops and amenities and less than a minute from Ryemead retail park offering a range of facilities. There is easy access to the town centre and station with Chiltern Line trains running regularly into Marylebone. The M40 J3 is nearby providing excellent road links to London and Heathrow.





Approximate Gross Internal Area  
 Ground Floor = 31.1 sq m / 335 sq ft  
 First Floor = 31.0 sq m / 333 sq ft  
 Total = 62.1 sq m / 668 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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