



£210,000 Freehold

This three bedroom semi detached house is located just North of High Wycombe's town centre on the road to Hughenden Valley. The accommodation includes three bedrooms to the first floor, two reception rooms, kitchen, bathroom and separate wc to the ground floor.

Within moments walk is Hughenden Park, whilst the town centre is linked by public transport and offers a wide range of facilities numbering amongst them the Eden shopping centre and mainline railway with direct connections to London Marylebone. Junction 4 access to the M40 motorway is a ten minute drive.



191, Hughenden Road, High Wycombe, Bucks, HP13 5PL

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

Accommodation

On instructions from Buckinghamshire County Council.

Any change of usage of planning permission would have to be applied for through the local planning authority.

The seller is not bound to accept the highest offer of any offer and reserves the right to enter into negotiations with any party.

Entrance Hall

Stairs rise to the first floor.

Lounge

12'8" x 11'11"

A sash bay window provides a forward facing aspect with fireplace creating a central focal point, radiator.

Dining Room

11'11" x 11'0"

A dual aspect room with sash windows to side and rear, storage cupboard, radiator.

Kitchen

9'4" x 6'11"

Sash window to side and door providing access to the rear garden. Fitted with a range of base and eye level units with tiled splash backs to roll edged work surfaces incorporating stainless steel sink and drainer, space for cooker.

Rear Lobby

First Floor Landing

Access to loft storage space.

Bedroom One

12'11" x 12'2"

Sash window provides forward facing aspect, built in storage cupboard, radiator.

Bedroom Two

11'0" x 9'1"

Dual aspect room with sash windows to rear and side, storage cupboard.

Bedroom Three

9'5" x 7'2"

Window to rear, radiator, storage cupboard housing wall mounted gas boiler.

Bathroom

Separate WC

Window to rear, low level wc.

Outside

FRONT: Hard standing provides off road parking for one vehicle.

REAR: Laid predominately to lawn with raised patio behind the property.

Directions

In an approach from High Wycombe town centre follow the A40 West passing over the Abbey Way flyover and turning right onto the A4128. Proceed onto Hughenden Road where the property can be found on the left hand side clearly identified by a Hurst 'For Sale' board.

