Estate Agents
Hurst

£400,000 *Freehold*

A 1920's, double fronted three bedroom semi detached house in good condition throughout. Features include; Open fireplace, large dining room, three double bedrooms and deep storage cupboards on the landing which appear to provide space for a possible en-suite conversion. Clarendon Road is located in the area known as Pinions on the east side of the town centre. The owner is selling the property with no onward chain.

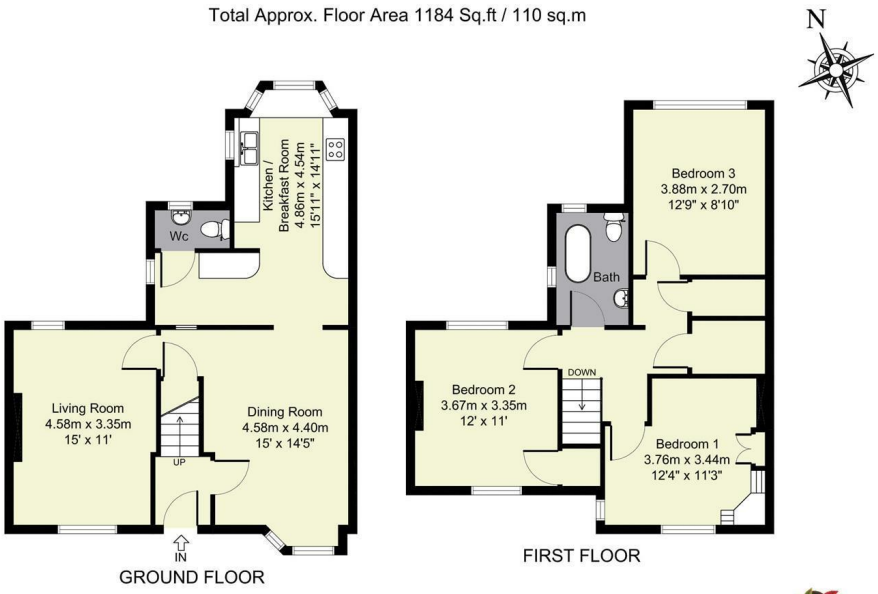
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST
- GUEST CLOAKROOM
- UTILITY AREA
- THREE DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- DRIVEWAY PARKING

37 Clarendon Road, High Wycombe, Buckinghamshire, HP13 7AR

Hurst Estate Agents, 1 Crendon Street, High Wycombe, Bucks, HP13 6LE Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk

DIRECTIONS: Leave High Wycombe town centre on the A40 London Road and at the second roundabout take the second exit into Hatters Lane. Take the first turning on the left into Clarendon Road and the property will be found on the right hand side.

EPC Rating: 58



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Hurst Estate Agents

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. references to the Tenure of the property are based on information supplied by the seller. Hurst Estae Agents has not had sight of the title documents. A buyer is advised to obtain verification from the Solicitor.