



Estate Agents
Hurst

59 The Spinney, High Wycombe, Buckinghamshire, HP11 1QE
Offers In Excess Of £600,000

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Hurst are delighted to present, this four bedroom detached family home that has been extremely well cared for by its present owners and has also recently undergone a number of improvements and is offered to the market in good condition throughout. The house is located in a tucked away corner of this highly sought after cul-de-sac just a two minute drive of Handy Cross, Junction 4 of the M40 and a few hundred yards walking distance of John Hampden Grammar School and Wycombe High School. The accommodation includes; entrance hall, guest cloakroom, utility room, lounge, fitted kitchen, conservatory, master bedroom with en-suite shower, three further bedrooms and family bathroom. The property also benefits from; gas central heating, double glazing, fitted wardrobes, driveway parking for two vehicles, garage and an enclosed and extremely secluded rear garden. The property is beautifully presented and would make an excellent family home, especially for those looking to commute to London. We would recommend that an early viewing is made given how quickly similar properties have sold in recent months.



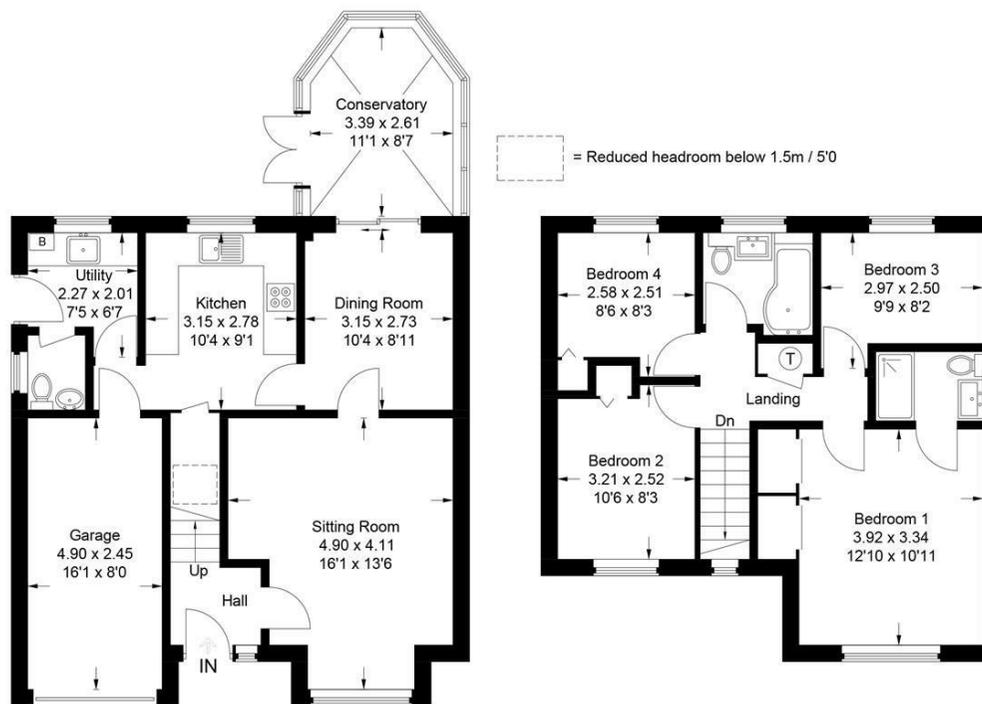
**FOUR BEDROOM DETACHED
SECLUDED POSITION IN THE ROAD
QUIET CUL-DE-SAC CLOSE TO M40
GAS CENTRAL HEATING
MASTER BEDROOM WITH EN-SUITE
GARAGE & DRIVEWAY PARKING
UTILITY ROOM & GUEST CLOAKROOM
HUGELY SOUGHT AFTER DEVELOPMENT
IDEAL FAMILY HOME
EARLY BOOKING ADVISED**







Approximate Gross Internal Area
 Ground Floor = 70.6 sq m / 760 sq ft
 First Floor = 50.9 sq m / 548 sq ft
 Total = 121.5 sq m / 1,308 sq ft



Ground Floor

First Floor

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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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 Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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