



Estate Agents
Hurst

21 Hylton Road, High Wycombe, Buckinghamshire, HP12 4BZ
Offers In Excess Of £415,000

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A deceptively spacious and extremely versatile, three bedroom semi-detached family home that has been well maintained by its present owner and is offered in good condition throughout. This sizeable property spans over 1500 square feet in living accommodation and still offers the potential for a garage conversion subject to obtaining the relevant planning permission. This property really does offer hugely versatile accommodation throughout, as well as being located in this quiet cul-de-sac in the popular Sands area of High Wycombe with stunning elevated views across the valley and close to miles of National Trust parkland. The accommodation includes; entrance hall, guest cloakroom, fitted kitchen, large lounge with stunning views across the valley, dining room with stairs up to fully boarded loft room, study/basement room, three bedrooms and family bathroom. The property also benefits from; gas central heating, double glazing, garage, parking for two vehicles and an enclosed rear garden with patio area. This really is a spacious family home and is conveniently situated close to junction 4 of the M40 motorway, making it perfect for those looking to commute.



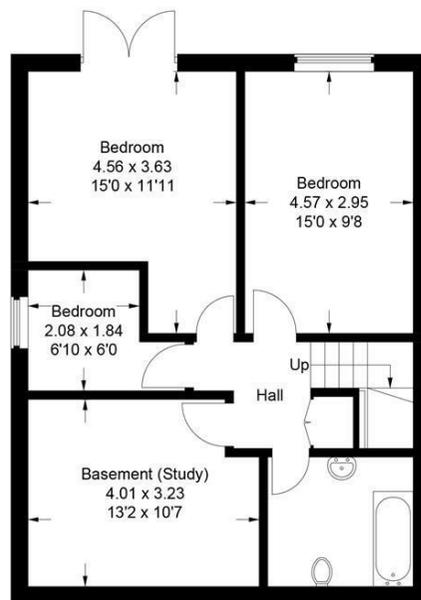
THREE BEDROOM SEMI DETACHED HOUSE
EXTREMELY DECEPTIVE
VERSATILE ACCOMMODATION
GARAGE AND DRIVEWAY PARKING
GUEST CLOAKROOM
GAS CENTRAL HEATING
LOFT ROOM WITH STAIR ACCESS
ENCLOSED REAR GARDEN
QUIET CUL-DE-SAC
IDEAL FAMILY HOME



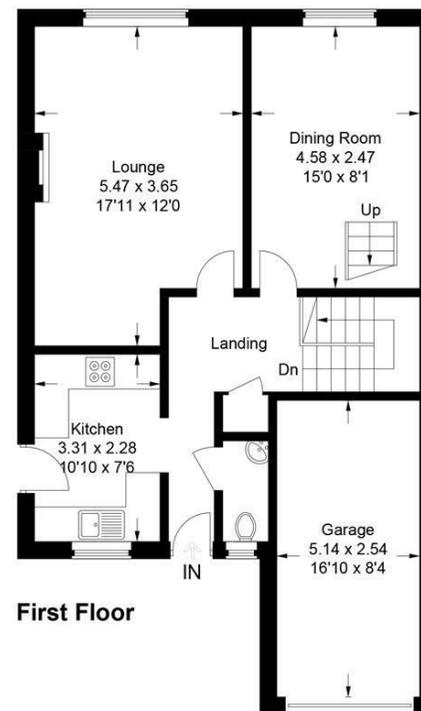




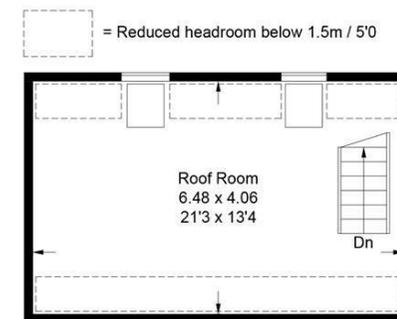
Approximate Gross Internal Area
 Ground Floor = 60.7 sq m / 653 sq ft
 First Floor = 53.8 sq m / 579 sq ft
 Roof Room = 26.3 sq m / 283 sq ft
 Garage = 12.9 sq m / 139 sq ft
 Total = 153.7 sq m / 1,654 sq ft



Ground Floor



First Floor



Roof Room

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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