



Estate Agents  
**Hurst**

1 Lorraine Close, High Wycombe, Buckinghamshire, HP13 7JY  
£500,000

# 1 Lorraine Close, High Wycombe, Buckinghamshire, HP13 7JY

Hurst are pleased to offer to the market, this superbly presented, three bedroom detached family home that has been extremely well maintained and improved upon by its present owners and provides fantastic south westerly views to the rear. The property is situated just a short drive of High Wycombe's train station which offers a direct line service to London Marylebone and would make an excellent purchase for anyone looking to commute to London whilst also providing superb access to the town centre and is close proximity to the Royal Grammar School. The accommodation includes; entrance porch, guest cloakroom, spacious lounge/ diner with open, working fireplace, modern fitted kitchen, three bedrooms and modern family bathroom. The property also benefits from; gas central heating, garage with parking for two vehicles, double glazing, enclosed south westerly facing rear garden that is split into two sections and has a large patio area. This really is a wonderful family home and an early and internal viewing is highly recommended.



**THREE BEDROOM DETACHED  
GARAGE AND DRIVEWAY  
GUEST CLOAKROOM  
STUNNING VIEWS TO THE REAR  
CLOSE TO THE TOWN CENTRE  
SUPERB ACCESS TO TRAIN STATION  
LARGE LOUNGE/DINER  
SHOW HOME STYLE CONDITION  
OPEN WORKING FIREPLACE  
EARLY BOOKING ADVISED**



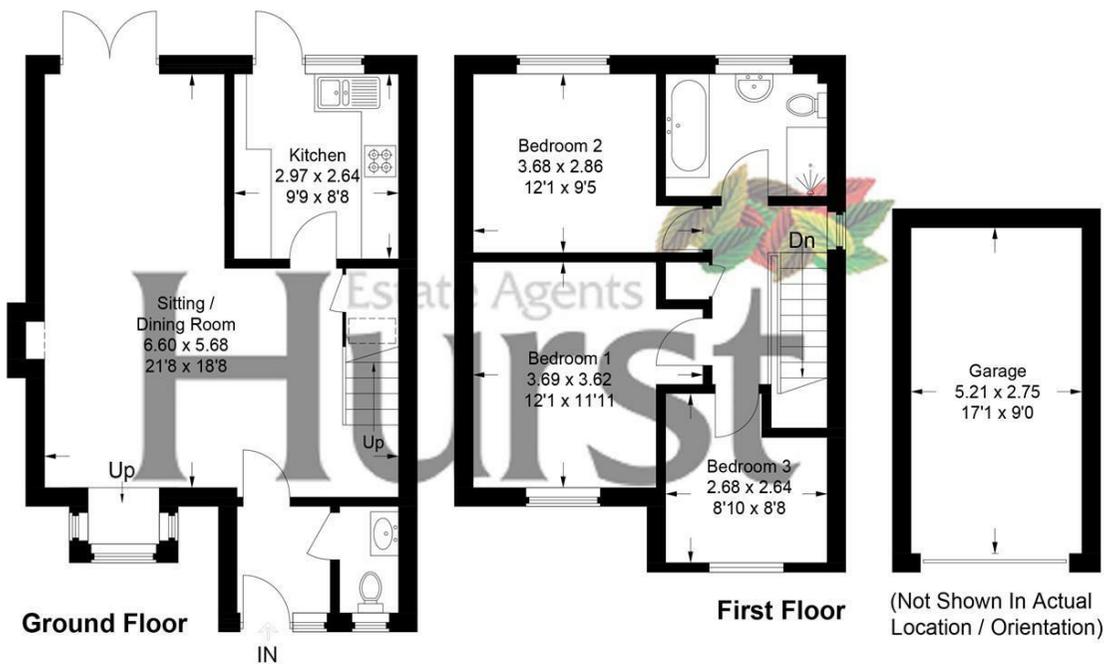




Approximate Gross Internal Area  
 Ground Floor = 44.5 sq m / 479 sq ft  
 First Floor = 40.7 sq m / 438 sq ft  
 Garage = 14.5 sq m / 156 sq ft  
 Total = 99.7 sq m / 1,073 sq ft



 = Reduced headroom below 1.5m / 5'0



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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