



Estate Agents  
**Hurst**

365 London Road, High Wycombe, Buckinghamshire, HP11 1EJ  
Offers In Excess Of £425,000

# 365 London Road, High Wycombe, Buckinghamshire, HP11 1EJ

A superb example of a Victorian end of terrace family home that is located in the popular East side of High Wycombe and has been well maintained by its present owners, as well as offering huge potential for expansion (subject to obtaining the relevant planning permissions) given the size of the plot it sits on. This period property benefits from excellent transport links being located within a mile of the town centre and train station that offers a direct line service into London Marylebone as well as a short drive of junction 3 of the M40, this property also has the added benefit of parking to the rear of the property for three vehicles via a service road. The accommodation comprises; entrance, living room, dining room, modern fitted kitchen, three bedrooms and a family bathroom that has been recently refurbished. The property also benefits from; gas central heating double glazing, enclosed and landscaped rear garden with patio areas and parking to the rear. This property would make an excellent family home and an internal viewing is highly recommended.



## HUGE PLOT & POTENTIAL FOR EXPANSION

LOUNGE & DINING ROOM

MODERN FITTED KITCHEN

PARKING TO THE REAR

LARGE GARDEN

GAS CENTRAL HEATING

IDEAL FAMILY HOME

GOOD ACCESS TO JUNCTION 3 OF M40

EARLY VIEWING ADVISED

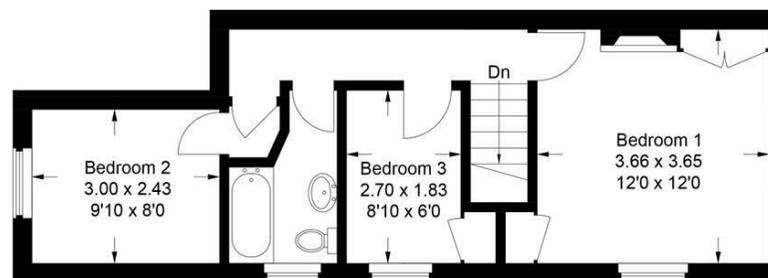
DOUBLE GLAZED



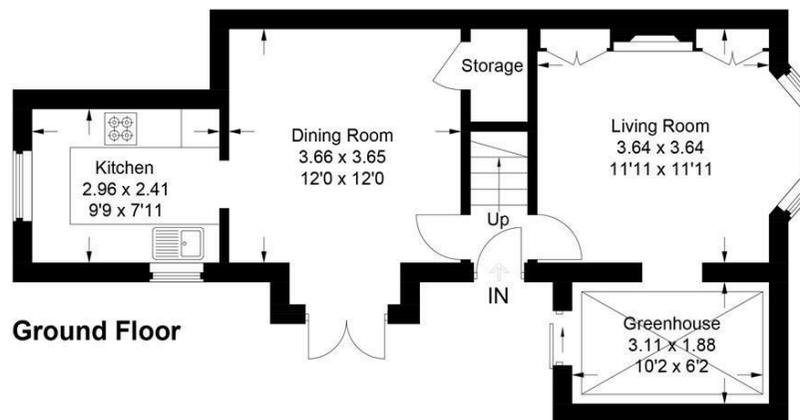




Approximate Gross Internal Area  
 Ground Floor = 47.7 sq m / 513 sq ft  
 First Floor = 38.5 sq m / 414 sq ft  
 Total = 86.2 sq m / 927 sq ft



**First Floor**



**Ground 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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: [wyc@hursts.co.uk](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)