



Estate Agents
Hurst

7 Rydal Way, High Wycombe, Buckinghamshire, HP12 4NS
Offers In Excess Of £400,000

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A well presented, three bedroom semi-detached family home that has been well cared for by its current owners and offers some stunning views to the front aspect, over looking the valley and fields beyond. The property is located in Sands, on the Lane End side of High Wycombe, meaning it's conveniently located for local schools, shops, and most of all junction 4 of the M40, making it perfect for those looking to commute. The garden offers a large patio area, with lawn area and well established shrubs and borders. The accommodation comprises; entrance porch, large sitting room through open plan diner, fitted kitchen, three bedrooms and family bathroom. The property further benefits; garage with driveway parking, enclosed rear garden, gas central heating and UPVC double glazing. An internal viewing is highly recommended and this property is also offered to the market with no onward chain.



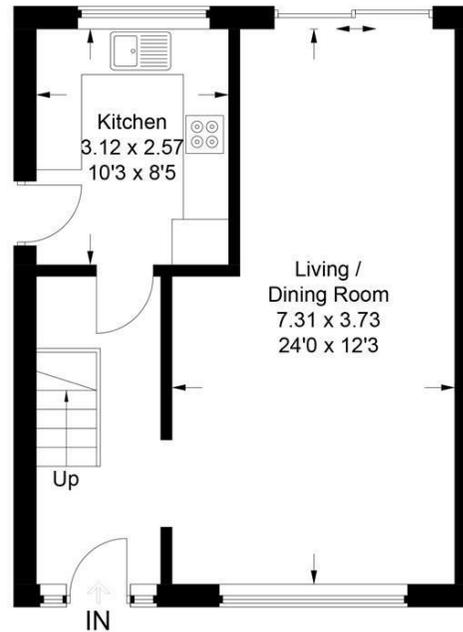
THREE BEDROOM SEMI
SUPERB LOCATION
FANTASTIC VIEWS ACROSS THE VALLEY
GOOD ACCESS TO M40
GARAGE & DRIVEWAY
MODERN FITTED KITCHEN
ENCLOSED GARDEN
GAS CENTRAL HEATING
POPULAR FAMILY HOMES
EARLY BOOKING ADVISED



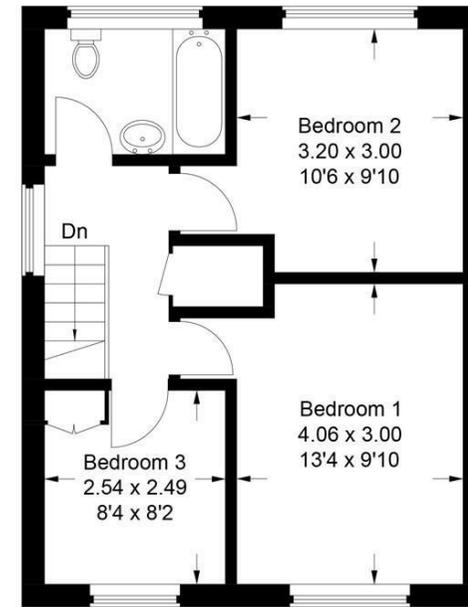




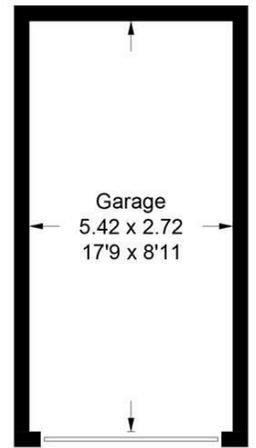
Approximate Gross Internal Area
 Ground Floor = 41.1 sq m / 442 sq ft
 First Floor = 40.5 sq m / 436 sq ft
 Garage = 14.6 sq m / 157 sq ft
 Total = 96.2 sq m / 1,035 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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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