



Estate Agents
Hurst

2 Warwick Avenue, High Wycombe, Buckinghamshire, HP12 4NG
Offers In Excess Of £375,000

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A well presented, three bedroom semi-detached family home that has been well cared for by its current owner and offers some stunning, west facing views across the valley and fields beyond. The property is located in the Sands area, 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. This property also offers a larger than average rear garden which has several decking areas which are perfect for entertaining, as well as a lean to at the side leading to a garage conversion which would make an excellent home office or studio. The accommodation comprises; entrance porch, large sitting room through open plan diner, fitted kitchen with door to side access/lean to, playroom, three bedrooms and family bathroom. The property further benefits; shared driveway parking, large basement area, enclosed and tiered west facing rear garden, gas central heating and double glazing. An internal viewing is highly recommended.



**THREE BEDROOM SEMI-DETACHED
DRIVEWAY PARKING TO SIDE
FAR REACHING VIEWS
GAS CENTRAL HEATING
DOUBLE GLAZED
CLOSE TO JUNCTION 4 OF M40
LARGE BASEMENT AREA
EARLY BOOKING ADVISED
IDEAL FAMILY HOME
SOUGHT AFTER LOCATION**



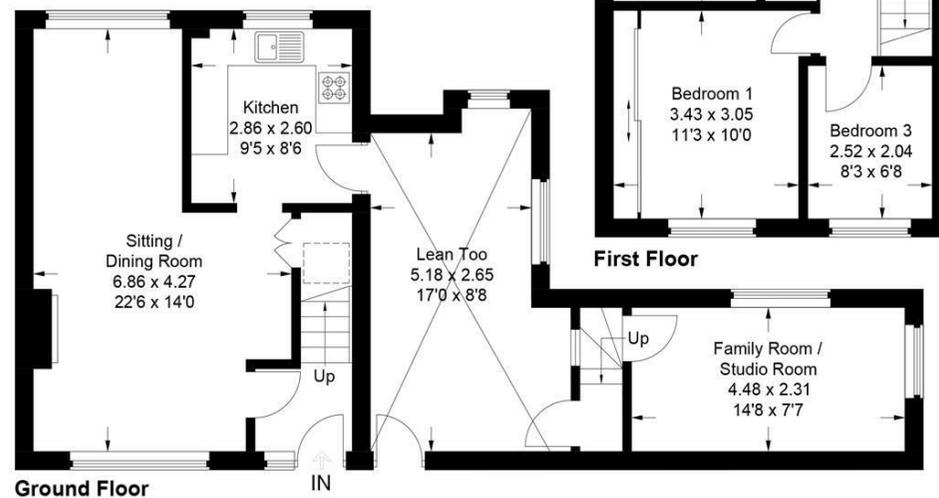
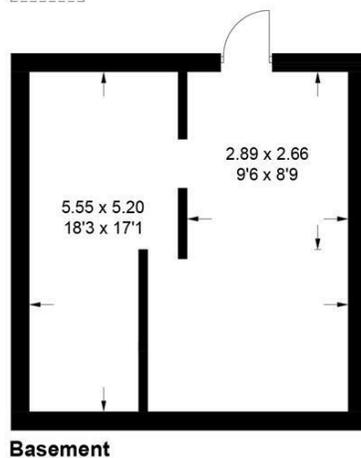




Approximate Gross Internal Area
 Basement = 29.3 sq m / 315 sq ft
 Ground Floor = 66.7 sq m / 718 sq ft
 First Floor = 36.2 sq m / 390 sq ft
 Total = 132.2 sq m / 1,423 sq ft



 = 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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