



Estate Agents
Hurst

311 West Wycombe Road, High Wycombe, Buckinghamshire, HP12 4AA

£600,000

311 West Wycombe Road, High Wycombe, Buckinghamshire, HP12 4AA

A rare opportunity to acquire this spacious and extended, three bedroom, detached family home that has been well cared for over the years and benefits from a larger than average and south facing rear garden with far reaching views across the valley. This superb property really would make an ideal family home with it's three separate reception rooms downstairs and further potential to extend, subject to obtaining the relevant planning permissions. Located just a short stroll away from the quaint village of West Wycombe and surrounded by countryside walks as well as being superbly positioned for both Saunderton and High Wycombe train stations, offering a direct line service into London Marylebone and conveniently located for access to junction 4 of the M40. The accommodation includes; entrance porch, entrance hallway, downstairs shower room, utility room, sitting room, dining room, family room/snug, fitted kitchen breakfast room, three double bedrooms and family bathroom. The property also benefits from; gas central heating, double glazing, garage with ample driveway parking for several vehicles, enclosed south facing rear gardens with large patio area and extremely secluded. An early booking is strongly advised to avoid disappointment.

**THREE BEDROOM DETACHED
LARGE SOUTH FACING GARDEN
GARAGE & DRIVEWAY PARKING
TWO BATHROOMS
IDEAL FAMILY HOME
CLOSE TO WEST WYCOMBE VILLAGE
THREE RECEPTION ROOMS
UTILITY ROOM
EARLY BOOKING ADVISED
WOOD BURNING STOVE**







Approximate Gross Internal Area
 Ground Floor = 75.8 sq m / 816 sq ft
 First Floor = 55.1 sq m / 593 sq ft
 Garage = 17.7 sq m / 191 sq ft
 Total = 148.6 sq m / 1,600 sq ft



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.
 © CJ Property Marketing Ltd Produced for Hurst



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 Web: www.hursts.co.uk