



Estate Agents
Hurst

94 Arundel Road, High Wycombe, Buckinghamshire, HP12 4ND
Offers In Excess Of £400,000

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A deceptively spacious, four bedroom semi-detached family home that has been well cared for over the years but does require some updating. This superb family home offers fantastic views to the rear aspect, overlooking the valley and fields beyond and is located in Sands, on the Lane End side of High Wycombe, meaning it's conveniently placed for local schools, shops, and most of all junction 4 of the M40, making it perfect for those looking to commute. The accommodation comprises; entrance hall, large sitting room with stairs to lower ground floor with a further reception room, fitted kitchen, guest cloakroom, four 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.

COUNCIL TAX BAND: D



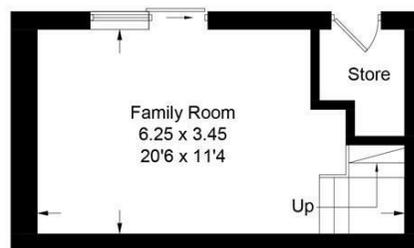
**FOUR BEDROOM SEMI-DETACHED
GARAGE AND DRIVEWAY
TWO LARGE RECEPTION ROOMS
FAR REACHING VIEWS
NO CHAIN
QUIET CUL-DE-SAC
IDEAL FAMILY HOME
GOOD ACCESS TO M40
GUEST CLOAKROOM
WEST SIDE OF HIGH WYCOMBE**



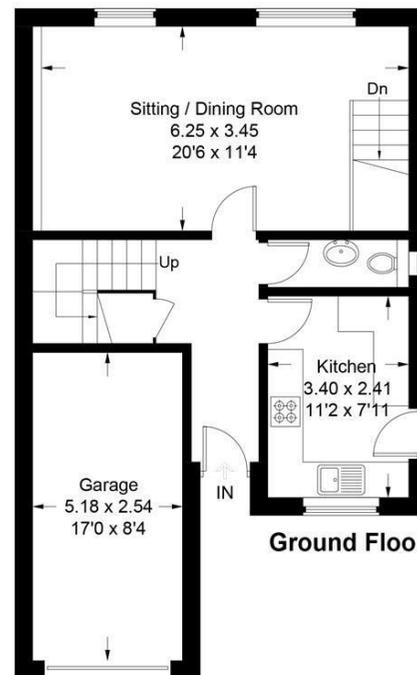




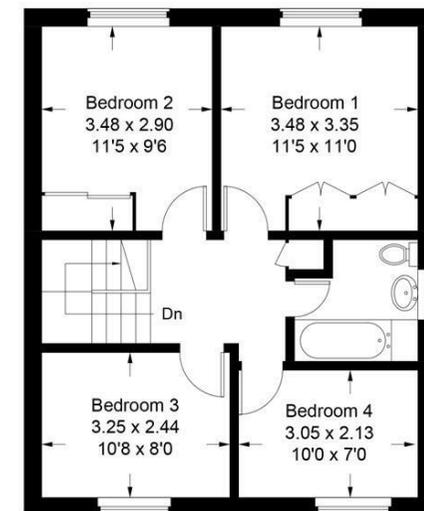
Approximate Gross Internal Area
 Lower Ground Floor = 21.8 sq m / 235 sq ft
 Ground Floor = 43.3 sq m / 466 sq ft
 First Floor = 50.9 sq m / 548 sq ft
 Garage = 13.5 sq m / 145 sq ft
 Total = 129.5 sq m / 1,394 sq ft



Lower Ground Floor



Ground Floor



First 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.

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