Hurst Estate Agents

3 Vanguard Close, High Wycombe, Buckinghamshire, HP12 3FP

£425,000

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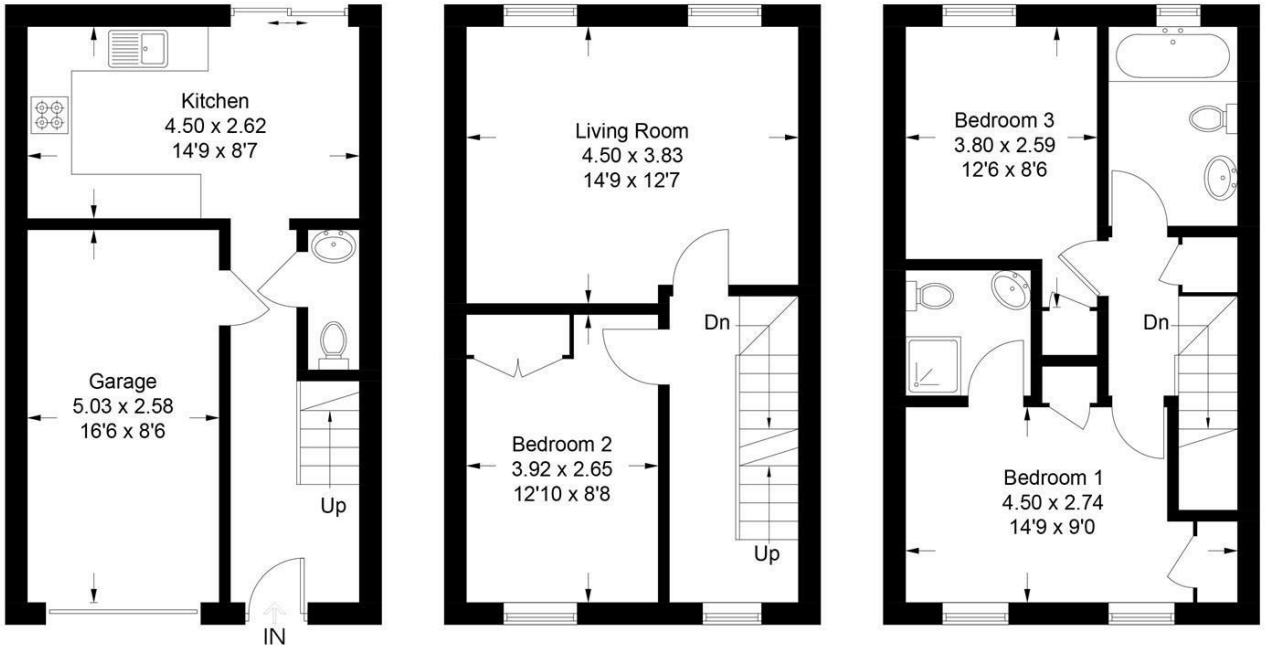
An extremely well presented three bedroom end of terrace town house offering bright and spacious accommodation across three floors. The property is situated in a quiet, tucked away cul-de-sac on the west side of High Wycombe within close proximity to the town centre and junction 4 of the M40 motorway. The accommodation comprises; entrance hall, guest cloakroom, large kitchen/diner, spacious living room, three double bedrooms, en-suite shower room and newly fitted family bathroom. The property further benefits; built in wardrobes in every bedroom, integral garage, beautifully maintained secluded rear garden (with side gate access), driveway parking, gas central heating (new combi' boiler installed in 2013) and UPVC double glazing. Council Tax Band D.

IMMACULATE CONDITION
SPACIOUS FAMILY HOME
THREE DOUBLE BEDROOMS
EN-SUITE SHOWER ROOM
NEWLY FITTED FAMILY BATHROOM
LARGE KITCHEN/DINER
GARAGE & DRIVEWAY PARKING
GUEST CLOAKROOM
WELL MAINTAINED REAR GARDEN
BUILT IN WARDROBES

Approximate Gross Internal Area (Including Garage)
Ground Floor = 35.7 sq m / 384 sq ft
First Floor = 35.1 sq m / 378 sq ft
Second Floor = 35.1 sq m / 378 sq ft
Total = 105.9 sq m / 1,140 sq ft



Ground Floor **First Floor** **Second 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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