



Estate Agents
Hurst

6 The Pentlands, High Wycombe, Buckinghamshire, HP13 7PB

£425,000

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A deceptively spacious, three/four bedroom townhouse that benefits from a converted garage that now provides extremely versatile living accommodation throughout and is presented in good condition. The property has been tastefully converted downstairs and now provides a family room that could also be used as a fourth bedroom as it has an en-suite shower room as well as a large utility room. This quiet cul-de-sac is located to the popular east side of the town, is walking distance of Wycombe Marsh and offers excellent access to junction 3 of the M40 motorway, making it ideal for those looking to commute. The accommodation includes; entrance hall, family room/bedroom four, downstairs shower room, large utility room, lounge/dining room with doors leading to rear garden, guest cloakroom, modern fitted kitchen, three bedrooms and modern bathroom. The property also benefits from; gas central heating, double glazing, garage (Storage space only), driveway parking for two vehicles and enclosed and fairly secluded rear garden. The property is also offered to the market with no onward chain.



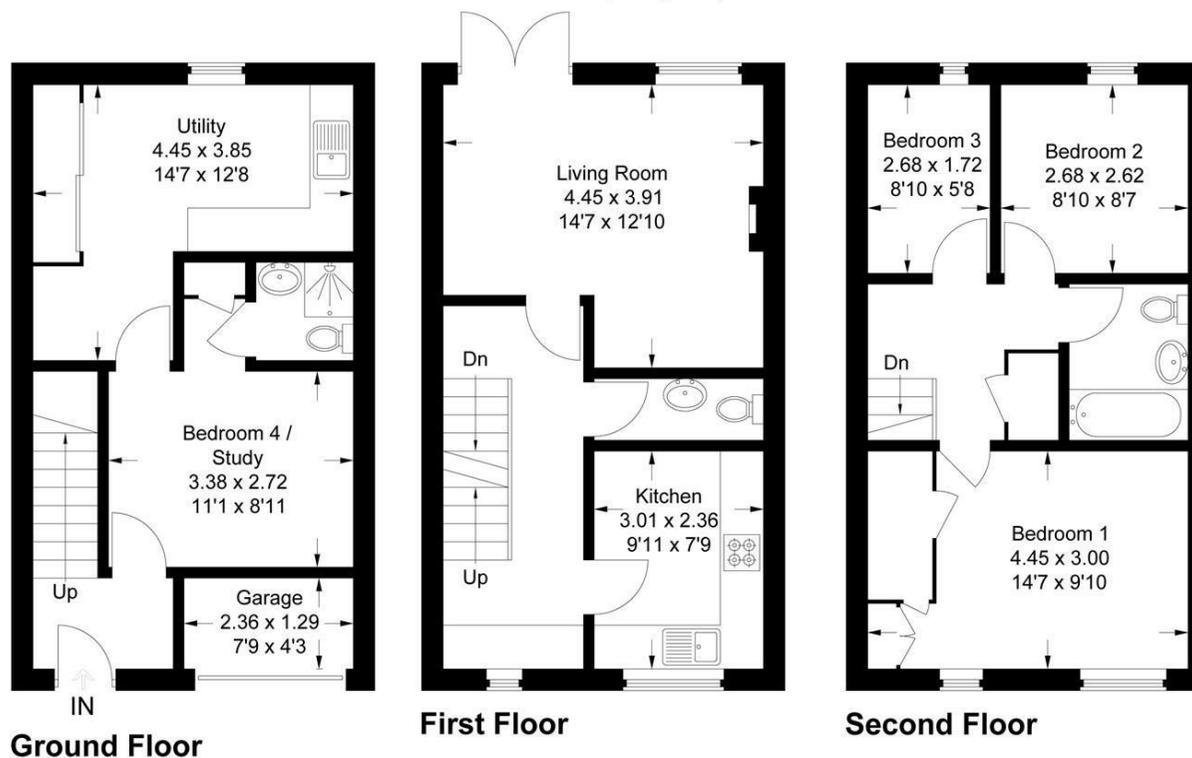
THREE/FOUR BEDROOMS
SPACIOUS TOWNHOUSE
POPULAR CUL-DE-SAC
TWO BATHROOMS
GUEST CLOAKROOM
DRIVEWAY PARKING
EAST SIDE OF TOWN
CLOSE TO JUNCTION 3 OF M40
EARLY BOOKING ADVISED
HUGE UTILITY ROOM







Approximate Gross Internal Area
 Ground Floor = 32.5 sq m / 350 sq ft
 First Floor = 36.1 sq m / 389 sq ft
 Second Floor = 35.8 sq m / 385 sq ft
 Garage = 3.1 sq m / 33 sq ft
 Total = 107.5 sq m / 1,157 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.
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