



Estate Agents
Hurst

12 Orchard Close, Hughenden Valley, Buckinghamshire, HP14 4PR
Offers In Excess Of £600,000

12 Orchard Close, Hughenden Valley, Buckinghamshire, HP14 4PR

A superb opportunity to purchase this three bedroom, detached chalet style bungalow that requires a redecoration and modernisation throughout and would appear to lend itself to significant expansion, subject to obtaining the relevant planning permission. Located in a quiet cul-de-sac in the popular village of Hughenden Valley which combines a rural village setting along with excellent school catchments including the RGS, Wycombe Grammar school, Holmer Green secondary and is walking distance of the local (highly regarded) primary school and is also a short drive of High Wycombe train station, making it perfect for those looking to commute. This property could make a superb family home with it's sizeable rear garden, close to an abundance of countryside walks and National Trust Parkland, whilst also offering idyllic views across the valley. The accommodation includes; entrance hall, guest cloakroom, sitting room, dining room, fitted kitchen/breakfast room, conservatory, family bathroom, master bedroom with en-suite shower room and two double bedrooms. The property also benefits from; gas central heating to radiators, partial double glazing, garage and driveway parking and rear garden in excess of 100ft. The property is also offered to the market with no onward chain.



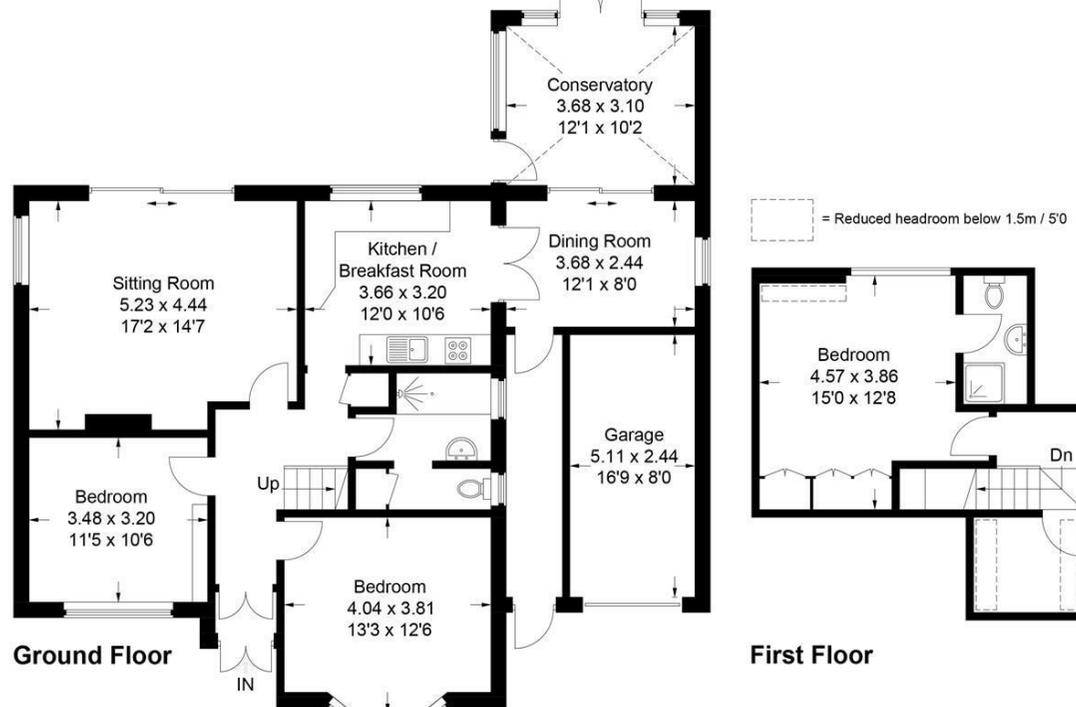
DETACHED BUNGALOW
GARAGE & DRIVEWAY PARKING
NO ONWARD CHAIN
THREE BEDROOMS
TWO BATHROOMS
QUIET CUL-DE-SAC
LARGER THAN AVERAGE PLOT
SOUGHT-AFTER LOCATION
EARLY VIEWING ADVISED
POTENTIAL FOR EXPANSION







Approximate Gross Internal Area
 Ground Floor = 110.1 sq m / 1,185 sq ft
 First Floor = 30.0 sq m / 323 sq ft
 Garage = 12.5 sq m / 134 sq ft
 Total = 152.6 sq m / 1,642 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