



Estate Agents  
**Hurst**

78 Bookerhill Road, High Wycombe, Buckinghamshire, HP12 4EX  
Offers In Excess Of £375,000

# 78 Bookerhill Road, High Wycombe, Buckinghamshire, HP12 4EX

**\*\*CASH BUYERS ONLY\*\***

A three/four bedroom, extended, semi-detached home that requires a large degree of finishing off internally but does boast over 1450sqft of accommodation and could make a wonderfully family home or investment. The property is located in the Booker area of High Wycombe, providing excellent access to junction 4 of the M40 as well as miles of countryside walks in close proximity. This is an unusual yet competitively priced property and we would advise applicants to book an early viewing given the high demand we expect to receive. The accommodation comprises; entrance hallway, large sitting room, open plan fitted kitchen/breakfast dinner, further reception room, three bedrooms and spacious area for master bedroom and family bathroom to be fitted. The property further benefits; driveway parking, enclosed rear garden with garage and large storage shed and double glazing. The property is also offered to the market with no onward chain.



**INTERNAL FINISHING OFF REQUIRED**

**GARAGE AND DRIVEWAY**

**DOUBLE GLAZED**

**DOUBLE STOREY EXTENSION**

**COMPETITIVELY PRICED**

**NO CHAIN**

**CASH BUYERS ONLY**

**CLOSE TO JUNC 4 OF M40**

**IDEAL INVESTMENT**

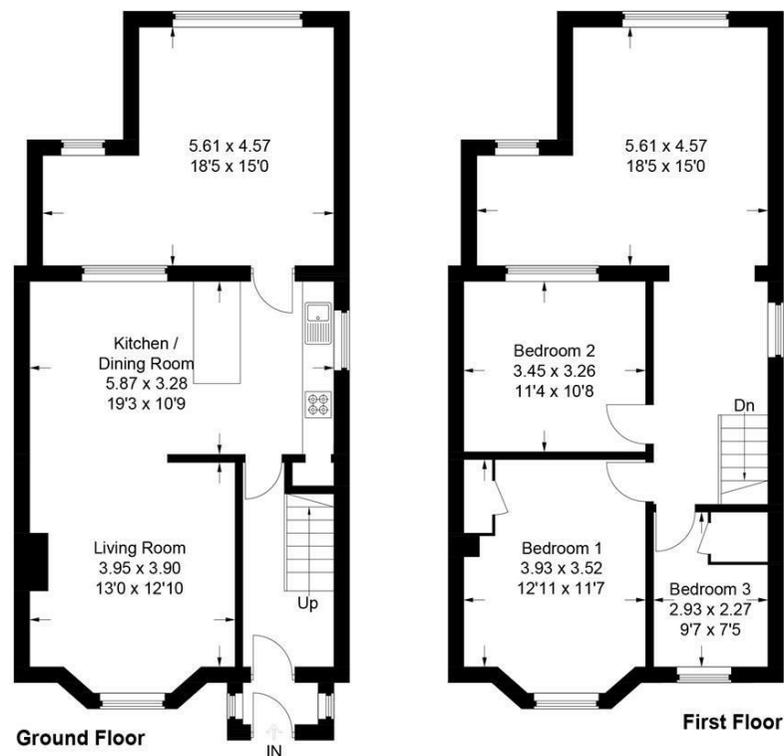
**THREE RECEPTION ROOMS**







Approximate Gross Internal Area  
 Ground Floor = 68.4 sq m / 736 sq ft  
 First Floor = 66.7 sq m / 718 sq ft  
 Total = 135.1 sq m / 1,454 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](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)