



Estate Agents
Hurst

14 Philip Road, High Wycombe, Bucks, HP13 7JS
£440,000

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Hurst are pleased to offer to the market this spacious three-bedroom, semi-detached property that does require redecoration and modernisation throughout. This 1930's property is situated in a popular road just a short distance to High Wycombe's train station which offers a direct line service to London Marylebone making it an excellent purchase for anyone looking to commute to London whilst also providing superb access to the town centre and in close proximity to the Royal Grammar School. The accommodation includes; entrance hall, large lounge, fitted open plan kitchen/dining room with door to conservatory, guest cloakroom, three bedrooms and family bathroom. The property also benefits from; gas central heating, UPVC double glazed windows, driveway parking for two vehicles, large enclosed rear garden with two storage sheds and a child's playhouse and walking distance of the town centre and train station. This really could make a wonderful family home and is offered to the market with no onward chain.



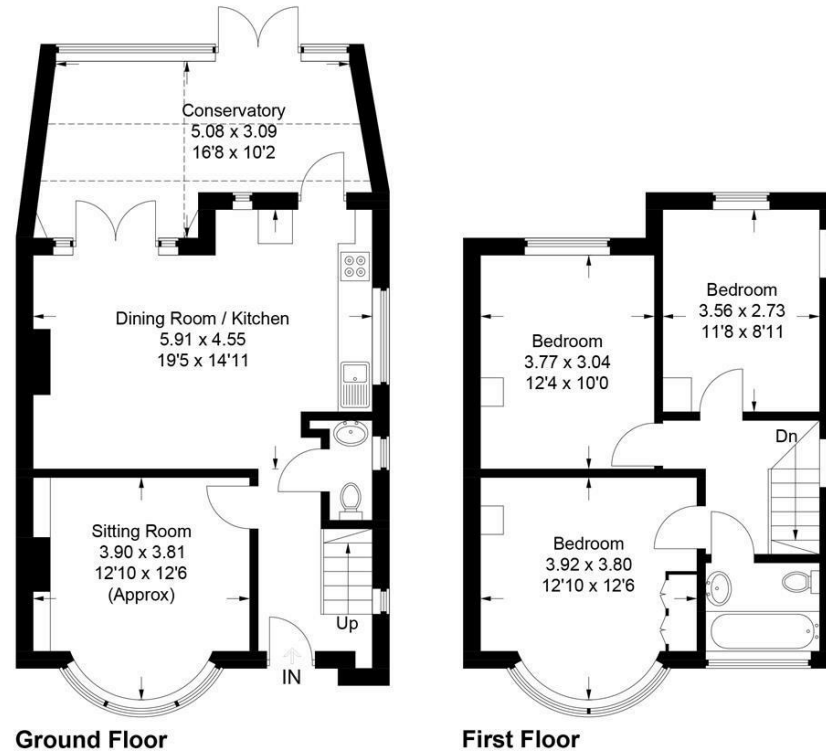
**THREE BEDROOM SEMI-DETACHED
IN NEED OF REDECORATION &
MODERNISATION
DOUBLE GLAZED
CLOSE TO TRAIN STATION
ENCLOSED SOUTH FACING GARDEN
GAS CENTRAL HEATING
POPULAR LOCATION
WALKING DISTANCE OF LOCAL SCHOOLS
EARLY VIEWING ADVISED
BUILT IN THE 1930'S**







Approximate Gross Internal Area
 Ground Floor = 62.5 sq m / 673 sq ft
 First Floor = 45.1 sq m / 485 sq ft
 Total = 107.6 sq m / 1158 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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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.