



Estate Agents
Hurst

38 Hithercroft Road, High Wycombe, Buckinghamshire, HP13 5LS

£475,000

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Offered to the market with NO ONWARD CHAIN is this three bedroom semi detached house sat on a LARGE CORNER PLOT offering POTENTIAL TO EXTEND (STPP). The property is located on the sought after Downley side of High Wycombe within walking distance of local schools, shops and transport facilities. The accommodation comprises; entrance hall, through lounge/diner, spacious kitchen, three bedrooms and family bathroom. The property further benefits; double driveway, garage, enclosed rear garden, very large front garden, gas central heating and UPVC double glazing.



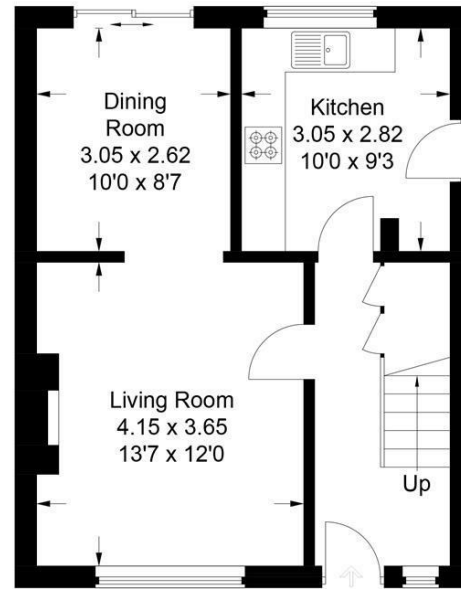
- LARGE CORNER PLOT**
- POTENTIAL TO EXTEND (STPP)**
- DOWNLEY**
- SOUGHT AFTER LOCATION**
- DOUBLE DRIVEWAY**
- GARAGE**
- ENCLOSED REAR GARDEN**
- GAS CENTRAL HEATING**
- UPVC DOUBLE GLAZING**
- NO ONWARD CHAIN**



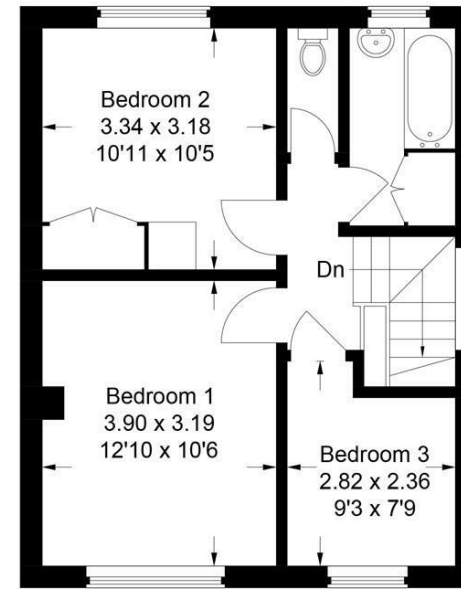




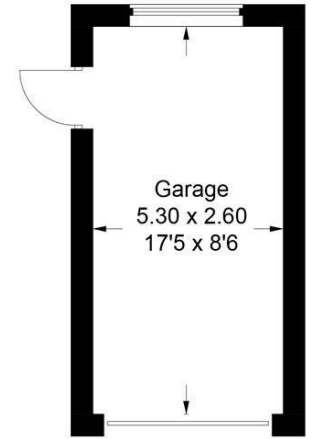
Approximate Gross Internal Area
 Ground Floor = 42.0 sq m / 452 sq ft
 First Floor = 41.5 sq m / 447 sq ft
 Garage = 14.1 sq m / 152 sq ft
 Total = 97.6 sq m / 1,051 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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.

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