



Estate Agents  
**Hurst**

24 Sharrow Vale, High Wycombe, Buckinghamshire, HP12 3HB

£465,000

## 24 Sharrow Vale, High Wycombe, Buckinghamshire, HP12 3HB

A well presented THREE/FOUR bedroom DETACHED house with a self contained ANNEXE offered to the market with NO ONWARD CHAIN. The property is located in a quiet tucked away cul-de-sac on the west side of High Wycombe within close proximity to local schools, shops and transport facilities including junction 4 of M40. The accommodation comprises; entrance hall, spacious living room, large contemporary kitchen/diner, three bedrooms, shower room and separate bathroom. The self contained annexe comprises of; open plan bedroom/living room/kitchen with en-suite shower room. The property further benefits; driveway parking, enclosed rear garden, gas central heating and UPVC double glazing.

The property offers a potential rental income of up to £2,500.00 PCM. Council Tax band D. EPC band D.



**DETACHED HOUSE WITH ANNEXE**

**NO ONWARD CHAIN**

**THREE/FOUR BEDROOMS**

**THREE BATHROOMS**

**LARGE KITCHEN/DINING ROOM**

**ENCLOSED REAR GARDEN**

**DRIVEWAY PARKING (PLUS NON RESTRICTED  
ON ROAD PARKING)**

**GAS CENTRAL HEATING**

**UPVC DOUBLE GLAZING**

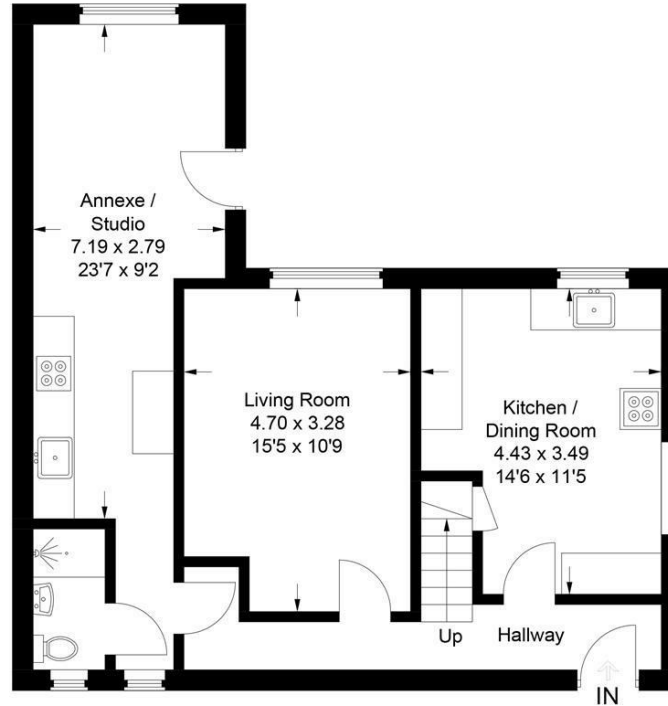
**QUIET CUL-DE-SAC LOCATION**



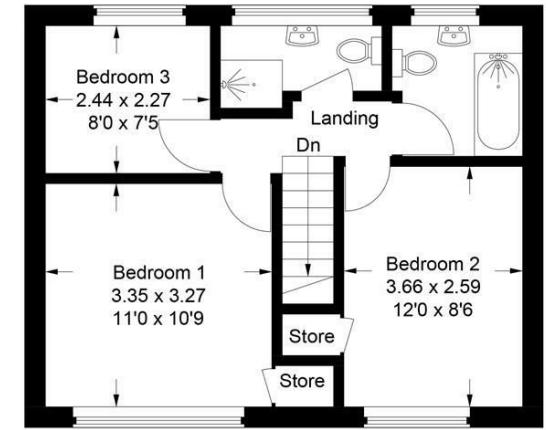




Approximate Gross Internal Area  
 Ground Floor = 61.8 sq m / 665 sq ft  
 First Floor = 38.6 sq m / 415 sq ft  
 Total = 100.4 sq m / 1,080 sq ft



**Ground Floor**



**First Floor**

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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