



Estate Agents
Hurst

114 Green Hill, High Wycombe, Buckinghamshire, HP13 5QB
£625,000

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A bright and spacious FOUR bedroom detached family home sat in an elevated position boasting stunning countryside views across the valley. The property is located on the sought after Terriers side of High Wycombe within walking distance of the Royal Grammar School, High Wycombe train station and town centre. The accommodation comprises; enclosed porch, spacious double aspect living room, dining room, contemporary fitted kitchen with breakfast bar, utility room, conservatory, large 15'4" x 9'1" home office, four DOUBLE bedrooms, en-suite shower room and family bathroom. The property further benefits; driveway parking for two cars, integral garage (with newly replaced double doors), large enclosed rear garden, built in wardrobes, partially boarded loft storage, gas central heating (boiler last serviced in summer of 2023) and UPVC double glazing.

**FOUR BEDROOM DETACHED FAMILY HOME
INTEGRAL GARAGE & DRIVEWAY FOR TWO
CARS**

STUNNING COUNTRYSIDE VIEWS

FOUR RECEPTION ROOMS

EN-SUITE SHOWER ROOM

UTILITY ROOM

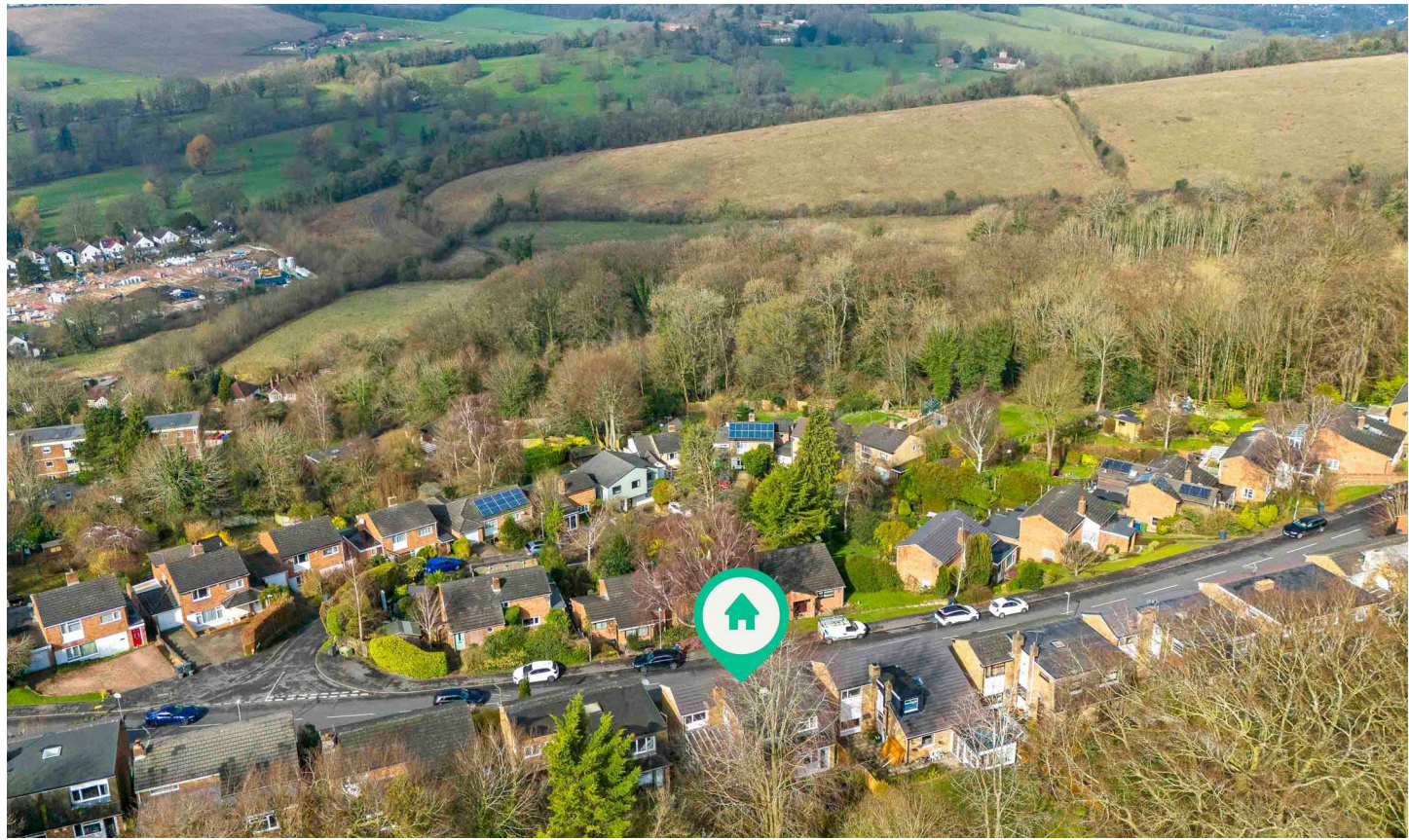
LARGE HOME OFFICE

LARGE ENCLOSED REAR GARDEN

GOOD CONDITION THROUGHOUT

CLOSE TO ROYAL GRAMMAR SCHOOL

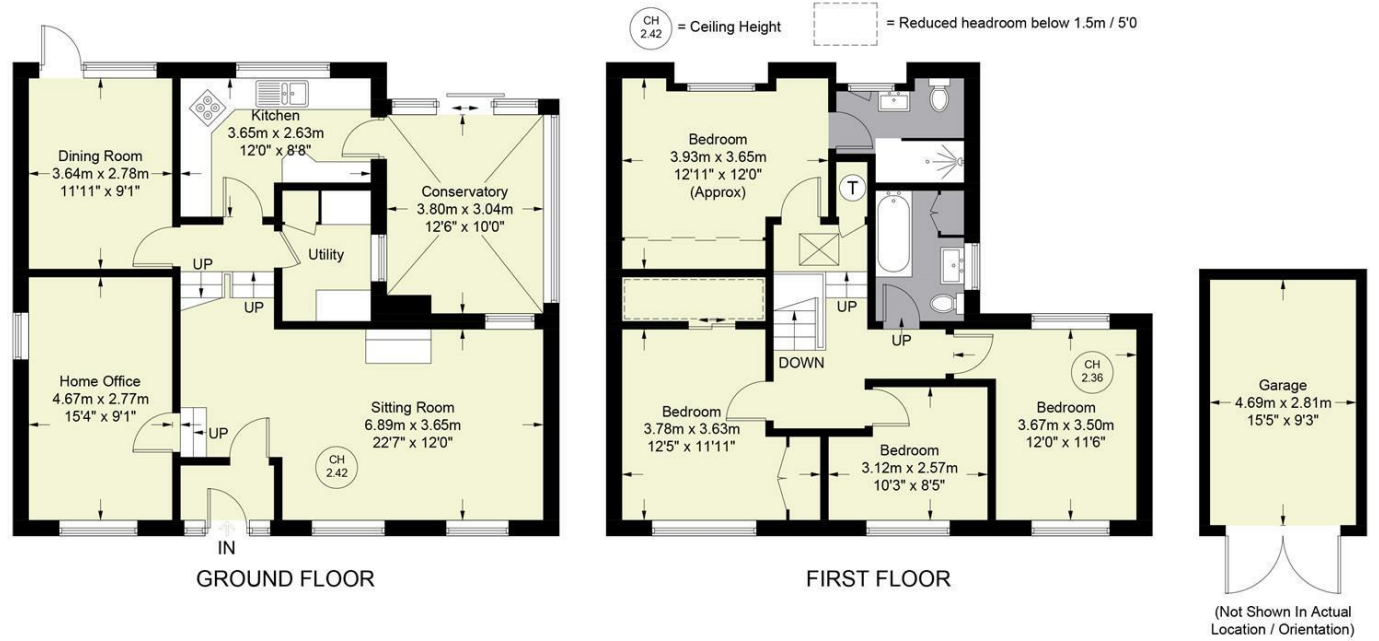






Green Hill

Approximate Gross Internal Area
 Ground Floor = 875 sq ft / 81.3 sq m
 First Floor = 715 sq ft / 66.4 sq m
 Garage = 142 sq ft / 13.2 sq m
 Total = 1732 sq ft / 160.9 sq m



Floor Plan produced for Hursts by Media Arcade ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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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