



Estate Agents  
**Hurst**

7 Highworth Close, High Wycombe, Bucks, HP13 7PJ  
£650,000

# 7 Highworth Close, High Wycombe, Bucks, HP13 7PJ

Situated in an extremely popular cul-de-sac in a quiet and secluded area, located to the North of High Wycombe, is this extended, four bedroom detached family home that sits on a generous and level plot and gives the new owner a real Countryside feel, whilst also retaining a central location to the town. This spacious and well proportioned home has been well maintained and cared for over the years by its current owners and offers a fantastic layout and superb feel to the house, as well as being perfectly situated for those looking to commute, with its proximity to the town centre and mainline railway which offers a direct service to London Marylebone. The accommodation includes; entrance porch, hallway, guest cloakroom, huge sitting room with featured fire place, dining room, family room, study fitted kitchen/breakfast room, four bedrooms and family bathroom. The property also benefits from; gas central heating, double glazing, large double width garage with spacious driveway with parking for multiple vehicles, secluded and level rear garden with patio area, various flower and shrub borders and side access. This truly is a superb family home and we anticipate this property to be in high demand and an early viewing is recommended to avoid disappointment. Although this property has already been extended, it would appear to lend itself to further expansion or garage conversion (subject to obtaining the relevant planning permission).



**QUIET CUL-DE-SAC LOCATION**

**EXTENDED FAMILY HOME**

**HUGE DOUBLE GARAGE WITH POTENTIAL TO  
CONVERT**

**FOUR RECEPTION ROOMS**

**LEVEL PLOT AND SECLUDED REAR GARDEN**

**IDEAL FAMILY HOME**

**EARLY VIEWING ADVISED**

**GAS CENTRAL HEATING AND DOUBLE GLAZED**

**SOUGHT-AFTER AREA**

**GUEST CLOAKROOM & STUDY**

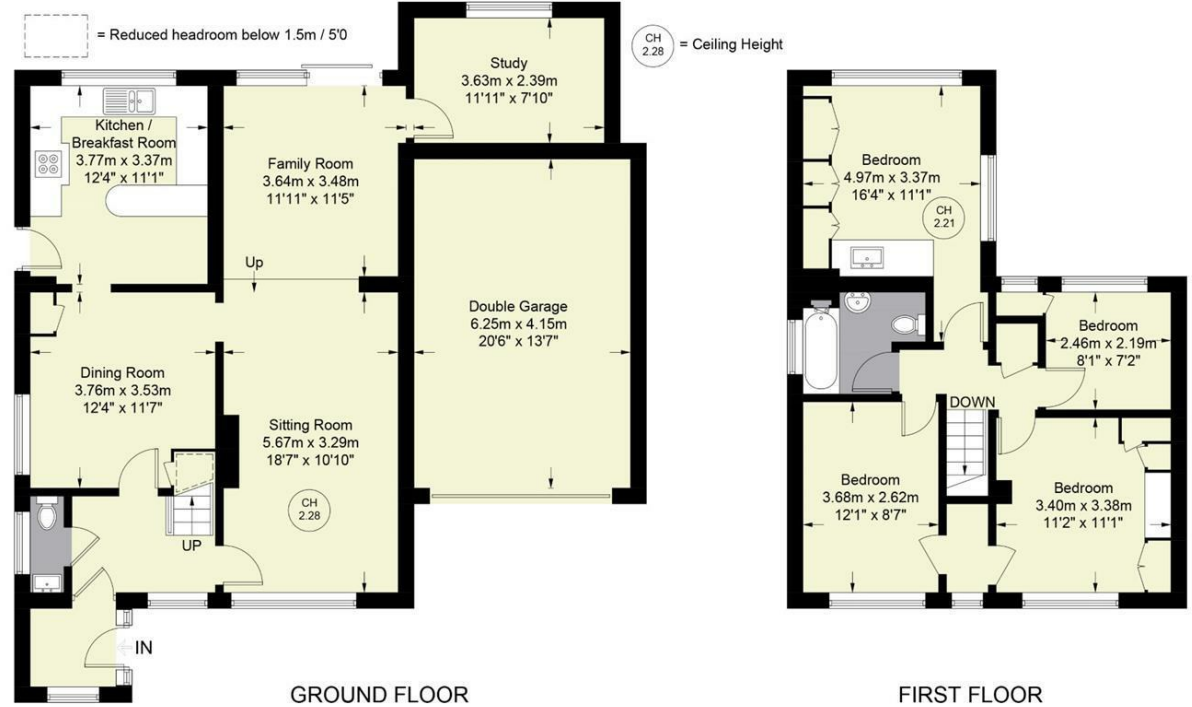






## Highworth Close

Approximate Gross Internal Area  
 Ground Floor = 80.9 sq m / 871 sq ft  
 First Floor = 54.0 sq m / 581 sq ft  
 Garage = 26.1 sq m / 281 sq ft  
 Total = 161.0 sq m / 1733 sq ft



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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