





## 3 Barn Court, High Wycombe, Bucks, HP12 4LQ

Hurst are pleased to offer to the market this rarely available and character filled, three bedroom terrace home, that before its tasteful conversion the property dated back to the early 1800s. This wonderful home is offered to the market in stunning condition throughout and has been vastly improved upon by its current owner with almost a show home style feel to it, whilst retaining many of its original features. Situated in a quiet cul-de-sac that is positioned at the bottom of New Road, located to the West of the town centre, perfectly placed for those looking to commute with its easy access to junction four of the M40, walking distance of all the local schools and just a short drive to John Lewis, retail outlet and walking distance of West Wycombe village which offers miles of countryside walks on your doorstep. The accommodation includes; entrance hallway, shower room, double aspect lounge, kitchen/breakfast room with door to a covered area that leads to a brick storage outbuilding that could be converted into a utility area, three bedrooms and family bathroom. The property also benefits from; gas central heating, leaded feature windows, underfloor heating in both bathrooms, parking to the front and an extremely well kept and enclosed garden that has established flower and shrub borders, patio seating area and gated access to the rear. An internal viewing is highly recommended.



**THREE BEDROOM COTTAGE**  
**DATING BACK TO THE EARLY 1800'S**  
**TWO BATHROOMS**  
**PARKING TO THE FRONT**  
**QUIET CUL-DE-SAC LOCATION**  
**STUNNING CONDITION THROUGHOUT**  
**INTERNAL VIEWING ADVISED**  
**GAS CENTRAL HEATING**  
**GOOD ACCESS TO M40**  
**CLOSE TO WEST WYCOMBE VILLAGE**











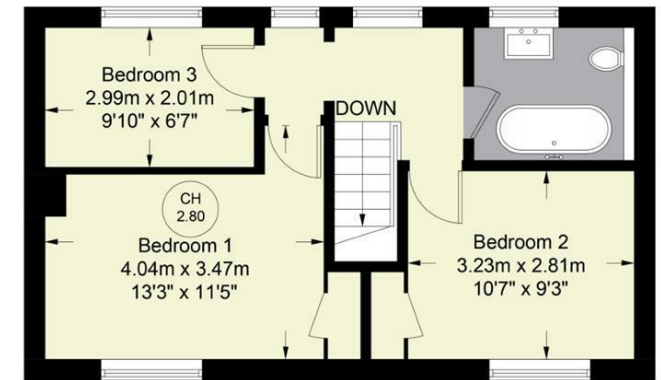
## Barn Court

Approximate Gross Internal Area  
 Ground Floor = 450 sq ft / 41.8 sq m  
 First Floor = 432 sq ft / 40.1 sq m  
 Store = 27 sq ft / 2.5 sq m  
 Total = 909 sq ft / 84.4 sq m



GROUND FLOOR

CH 2.46 = Ceiling Height  
 [Dashed box] = Reduced headroom below 1.5m / 5'0"



FIRST FLOOR

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.

**Hursts**  
 Estate Agents

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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