



Estate Agents
Hurst

12 Rupert Avenue, High Wycombe, Bucks, HP12 3NG
£775,000

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Hurst are delighted to bring to market this stunning four-bedroom detached family home. Sitting on a large, level, corner plot and presented in excellent condition throughout, this impressive property is located in an extremely sought-after private road, just off the Marlow Road area of High Wycombe.

The house is a short drive from Junction 4 of the M40 and within walking distance of both John Hampden Grammar School and Wycombe High School. It is also conveniently close to High Wycombe train station, which offers a direct line service to London Marylebone, making it perfect for those looking to commute.

The accommodation comprises; large reception hall, guest cloakroom, triple aspect sitting room with feature fireplace and French doors to rear garden, double aspect dining room, conservatory, modern fitted kitchen/breakfast room with access to garage, master bedroom with ensuite shower room, three further bedrooms and a modern four-piece bathroom.

The property benefits from; double length garage, gas central heating, double glazing, boarded loft, water softener and large rear garden totally enclosed by high hedges, creating a real sense of seclusion. The garden also benefits from two recently laid porcelain tiled patio areas, making perfect spaces for entertaining. The garage also functions as a utility room.

This wonderful family home has been occupied and cared for by the owner for over 25 years. We would expect this property to achieve a lot of interest, so an early viewing is highly recommended.



STUNNING DETACHED FAMILY HOME
DOUBLE LENGTH GARAGE AND DRIVEWAY
PRIVATE AND SOUGHT-AFTER LOCATION
FOUR BEDROOMS WITH EN-SUITE SHOWER
DOUBLE GLAZED AND GAS CENTRAL HEATING
LARGE LEVEL CORNER PLOT
FOUR RECEPTION ROOMS
IDEAL FAMILY HOME
INTERNAL AND EARLY VIEWING ADVISED
CLOSE TO JUNCTION 4 OF M40







Rupert Avenue

Approximate Gross Internal Area
 Ground Floor = 852 sq ft / 79.2 sq m
 First Floor = 744 sq ft / 69.1 sq m
 Double Garage = 329 sq ft / 30.6 sq m
 Total = 1925 sq ft / 178.9 sq m



FIRST FLOOR



GROUND 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.



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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