



Estate Agents  
**Hurst**

8 Columbine Road, Widmer End, Bucks, HP15 6BP  
£475,000



# 8 Columbine Road, Widmer End, Bucks, HP15 6BP

Situated in a popular road in the heart of Widmer End is this extended three bedroom semi-detached family home, that has been well cared and much improved upon in recent years and offered in excellent condition throughout. The property is located in one of the most sought after areas in the centre of the village, conveniently situated for schools, local shops and major bus routes, as well as offering good access into London Marylebone via High Wycombe and Great Missenden Stations and access to the underground via Amersham, making it perfect for those still looking to commute. The property would also appear to lend itself to a garage conversion should the new owner require an additional reception room, subject to obtaining the relevant planning permissions. The accommodation includes; entrance hall, guest cloakroom, modern fitted kitchen/dining/breakfast room, sitting room, conservatory with doors opening to rear garden, three sizeable double bedrooms and family bathroom. The property also benefits from; gas central heating, double glazing, garage with driveway parking, level and secluded rear garden with lawn and patio areas. This really is a lovely family home and the property is offered to the market with no onward chain.

- **THREE BEDROOM SEMI-DETACHED**
- **GARAGE & DRIVEWAY PARKING**
  - **NO ONWARD CHAIN**
- **STUNNING CONDITION THROUGHOUT**
- **GAS CENTRAL HEATING & DOUBLE GLAZED**
  - **INTERNAL VIEWING ADVISED**
    - **FRONT EXTENSION**
    - **CENTRAL VILLAGE LOCATION**
- **OPEN PLAN MODERN FITTED KITCHEN/DINER**
  - **IDEAL FAMILY HOME**



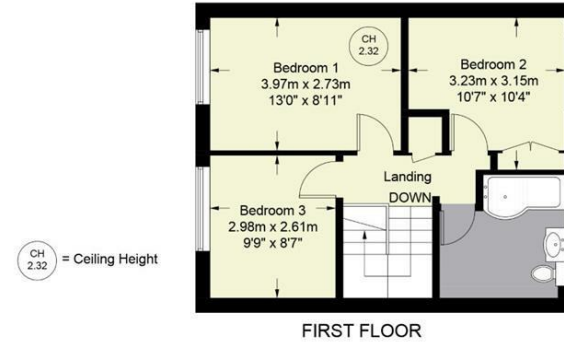








**Columbine Road**  
 Approximate Gross Internal Area  
 Ground Floor = 638 sq ft / 59.3 sq m  
 First Floor = 458 sq ft / 42.6 sq m  
 Garage = 136 sq ft / 12.6 sq m  
 Total = 1232 sq ft / 114.5 sq m



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.