



  
Estate Agents  
**Hurst**

11 Wycombe Road, Holmer Green, Bucks, HP15 6RX  
£600,000



# 11 Wycombe Road, Holmer Green, Bucks, HP15 6RX

Hurst are pleased to offer to the market a unique opportunity to acquire this 1950's, three bedroom detached bungalow that sits on a generous plot and provides huge potential for expansion (subject to obtaining the relevant planning permission). The property is located in the popular village of Holmer Green and is just a short walk of highly regarded schools, local amenities and public transport links. This versatile bungalow really could make a wonderful family home with some modernisation and reconfiguration of the current layout, or for those looking to down size and have all accommodation on one, ground floor level, which is rare to find these days. The accommodation comprises; entrance hallway, double aspect sitting/dining room, fitted kitchen/breakfast room with door to side lobby that provides access to the rear garden & driveway, family bathroom and three bedrooms. The property also benefits from; central heating, double glazing, detached garage, extensive driveway parking for several vehicles, enclosed and level rear garden that gives a really secluded feel, is mainly laid to lawn with patio area and tree line surround. An internal viewing is highly recommended and the property is offered to the market with no onward chain.



- **DETACHED BUNGALOW IN POPULAR LOCATION**
  - **POTENTIAL FOR EXPANSION STPP**
- **DETACHED GARAGE & DRIVEWAY PARKING**
- **THREE BEDROOMS & FAMILY BATHROOM**
  - **NO ONWARD CHAIN**
  - **LARGE AND LEVEL PLOT**
  - **FITTED KITCHEN**
- **DOUBLE GLAZED AND GAS CENTRAL HEATING**
- **WALKING DISTANCE OF LOCAL SHOPS AND FACILITIES**
- **EARLY VIEWING ADVISED**





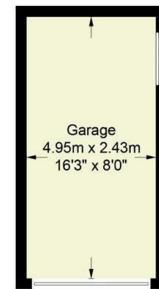




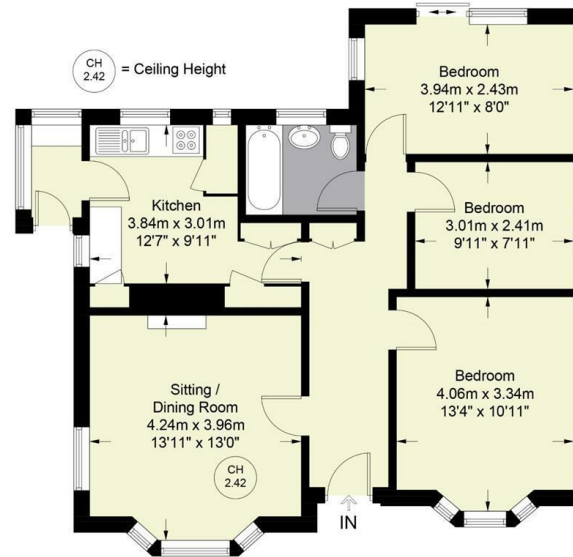


## Wycombe Road

Approximate Gross Internal Area = 821 sq ft / 76.3 sq m  
 Garage = 130 sq ft / 12.1 sq m  
 Total = 951 sq ft / 88.4 sq m



(Not Shown In Actual  
Location / Orientation)



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.

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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.