





# 11 Sibleys Rise, South Heath, Bucks, HP16 9QQ

Hurst are delighted to bring to market this extended, three bedroom semi-detached property that has been extremely well maintained and improved upon by its present owner and is offered in good condition throughout. This superb home is located within the sought after and quiet village of South Heath and is just a short drive of Great Missenden train station which connects to London Marylebone and Amersham that offers commuters the option of rail network or the underground with the Met line running from here. Sibleys Rise is a small cul-de-sac and this property sits at the far end and sides onto fields, whilst also providing stunning Countryside views from various points in the house, as well as the rear garden. With the single storey extension to the rear this property now provides three receptions and would also appear to lend itself to further expansion, subject to obtaining the relevant planning permissions. The accommodation comprises; entrance porch, entrance hall, sitting room, family room, dining room, fitted kitchen, guest cloakroom, utility room, three double bedrooms and family garden. The property further benefits; detached garage, double glazed, oil fired central heating, parking for several cars, enclosed corner plot rear garden which comes with a large store room, shed, green house, patio area that is perfect for entertaining, various plant and vegetable areas and far reaching views of the nearby Countryside. This really is a superb family home and an internal viewing is highly recommended.



- EXTENDED PORCH & REAR SINGLE STOREY EXTENSION
- SUPERB THREE BEDROOM SEMI-DETACHED HOME
- CATCHMENT FOR DR CHALLONERS SCHOOL
- THREE RECEPTION ROOMS & UTILITY ROOM
  - ALL BEDROOMS ARE DOUBLE ROOMS
  - MODERN FAMILY BATHROOM
  - GARAGE AND PARKING
  - GUEST CLOAKROOM
- DOUBLE GLAZED & OIL FIRED CENTRAL HEATING
  - INTERNAL VIEWING ADVISED





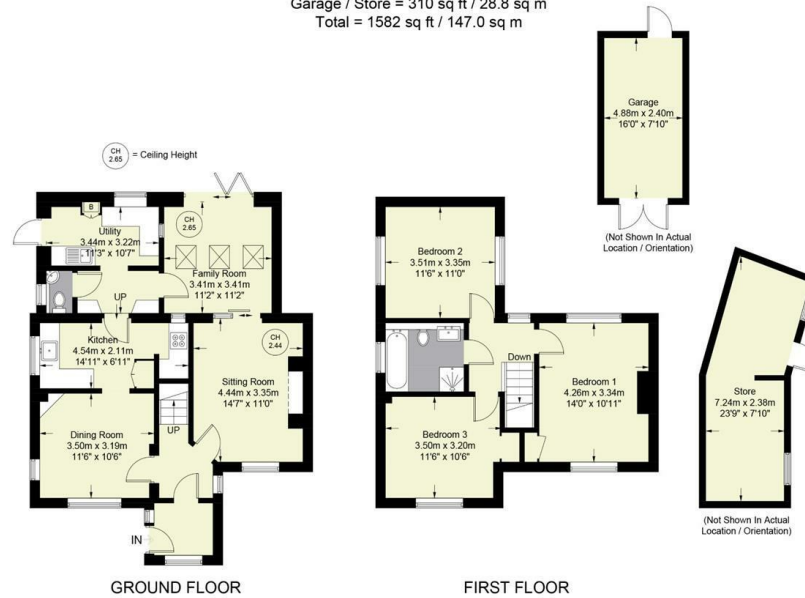






### Sibleys Rise

Approximate Gross Internal Area  
Ground Floor = 737 sq ft / 68.5 sq m  
First Floor = 535 sq ft / 49.7 sq m  
Garage / Store = 310 sq ft / 28.8 sq m  
Total = 1582 sq ft / 147.0 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.

Hurst  
Estate Agents

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