



Estate Agents
Hurst

15A Green Road, High Wycombe, Buckinghamshire, HP13 5BD

£750,000

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A rare opportunity to purchase this wonderful, 1970's four bedroom detached family home, that sits on a large level plot and would appear to lend itself to an extension to the rear subject to acquiring the necessary planning permissions. This individually built property is a larger footprint than most of that age and gives four good size bedrooms as well as being situated in one of High Wycombe's most sought after areas, providing miles of countryside walks on your doorstep, across to Hughenden National Trust Parkland, Downley village and beyond. The highly regarded Royal Grammar School is just a short walk away and High Wycombe Railway Station and town centre are also close by, making it ideal for those looking to commute to London Marylebone via the Chiltern line. The accommodation includes; entrance porch, spacious reception hall, guest cloakroom, large under stairs storage cupboard, modern fitted kitchen/breakfast room with door to side access, living room with French doors opening onto the rear garden, dining room, master bedroom with en-suite shower room, family bathroom and three further good size bedrooms. The property also benefits from; gas central heating, double glazing, double garage, extensive driveway parking, large, level and established rear garden with access to garage and a really secluded feel. This type of property isn't available very often and we do expect it to receive a lot of interest so we would highly recommend an early viewing, the property is also offered to the market with no onward chain.



FOUR BEDROOM 1970'S DETACHED HOME

NO ONWARD CHAIN

DOUBLE GARAGE

EXPANSION POTENTIAL (STPP)

TWO BATHROOMS & GUEST CLOAK

FOUR DOUBLE BEDROOMS

GAS CENTRAL HEATING

MODERN FITTED KITCHEN. BREAKFAST ROOM

EARLY VIEWING ADVISED

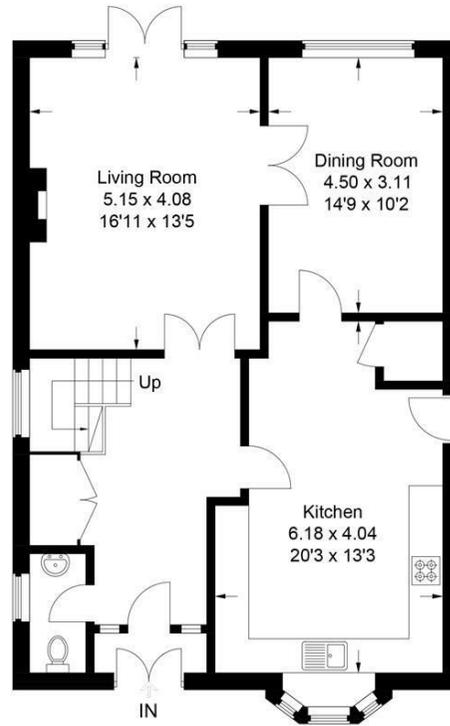
CLOSE TO RGS



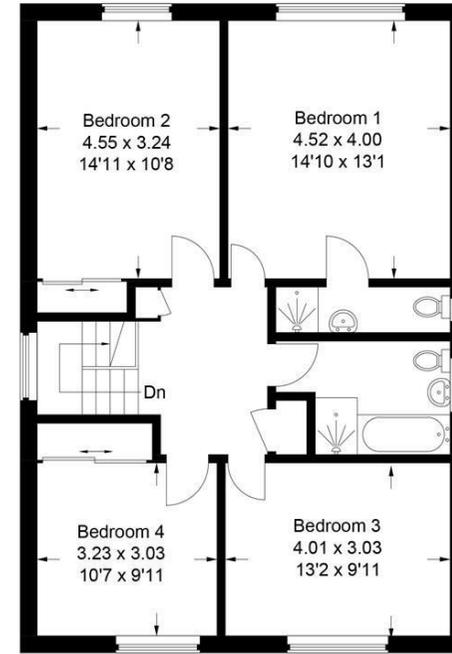




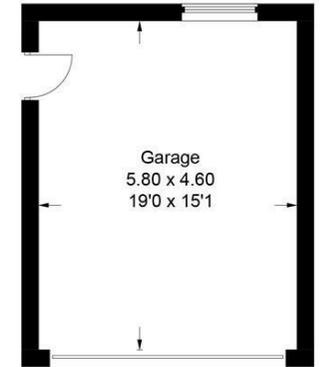
Approximate Gross Internal Area
 Ground Floor = 81.1 sq m / 873 sq ft
 First Floor = 79.7 sq m / 858 sq ft
 Garage = 27.2 sq m / 293 sq ft
 Total = 188.0 sq m / 2,024 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk