



Estate Agents
Hurst

24 Sharrow Vale, High Wycombe, Buckinghamshire, HP12 3HB

£465,000

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A well presented THREE/FOUR bedroom DETACHED house with a self contained ANNEXE offered to the market with NO ONWARD CHAIN. The property is located in a quiet tucked away cul-de-sac on the west side of High Wycombe within close proximity to local schools, shops and transport facilities including junction 4 of M40. The accommodation comprises; entrance hall, spacious living room, large contemporary kitchen/diner, three bedrooms, shower room and separate bathroom. The self contained annexe comprises of; open plan bedroom/living room/kitchen with en-suite shower room. The property further benefits; driveway parking, enclosed rear garden, gas central heating and UPVC double glazing.

The property offers a potential rental income of £2,500.00 PCM.
Council Tax band D. EPC band D.



DETACHED HOUSE WITH ANNEXE

NO ONWARD CHAIN

THREE/FOUR BEDROOMS

THREE BATHROOMS

LARGE KITCHEN/DINING ROOM

ENCLOSED REAR GARDEN

**DRIVEWAY PARKING (PLUS NON RESTRICTED
ON ROAD PARKING)**

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

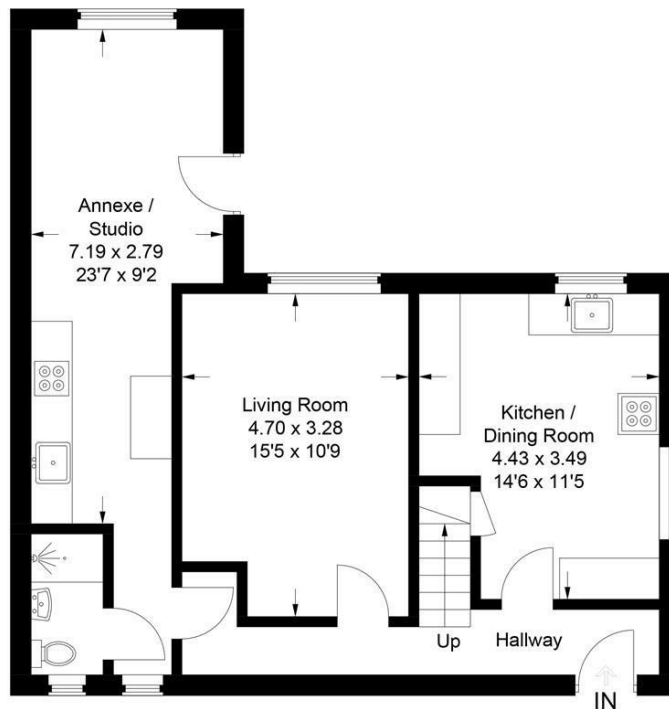
QUIET CUL-DE-SAC LOCATION



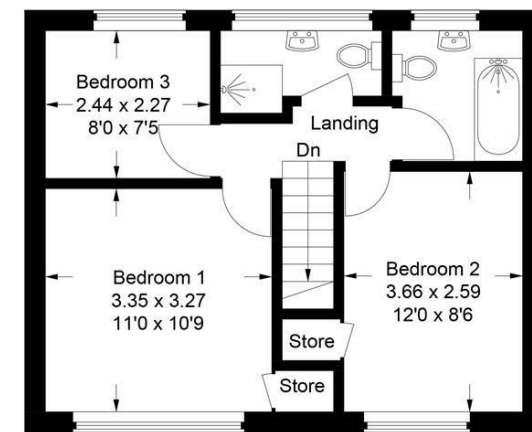




Approximate Gross Internal Area
 Ground Floor = 61.8 sq m / 665 sq ft
 First Floor = 38.6 sq m / 415 sq ft
 Total = 100.4 sq m / 1,080 sq ft



Ground Floor



First Floor

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