



Estate Agents
Hurst

40 Kings Road, High Wycombe, Buckinghamshire, HP11 1SA
Offers In Excess Of £575,000

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Hurst are pleased to offer to the market this extended, four/five bedroom, semi-detached property that provides spacious and versatile living accommodation making this an ideal family home. The property has been tastefully extended downstairs and also benefits from a well thought through loft conversion that includes an en-suite to the master bedroom, as well as walk-in wardrobe area and home office / bedroom five. The location is also a huge plus point to this property, which is located on the East side of High Wycombe and within a short walk of local shops, Wycombe Marsh and offers excellent access to junction 3 of the M40 motorway making it perfect for those looking to commute. The accommodation includes; entrance hall, guest cloakroom, living room, dining room, modern fitted kitchen/breakfast room with bi-folding doors opening onto rear garden, study, master bedroom with en-suite bathroom, three further bedrooms and home office/bedroom five. The property also benefits from; gas central heating, UPVC double glazing, garage, driveway parking for three vehicles and enclosed rear garden. This really is a superb home and an internal viewing is highly recommended.



LARGE LOUNGE & DINING ROOM

GUEST CLOAKROOM

HOME OFFICE

FOUR/FIVE BEDROOMS

GARAGE & DRIVEWAY

ENCLOSED REAR GARDEN

UPVC DOUBLE GLAZED

GAS CENTRAL HEATING

EN-SUITE SHOWER ROOM

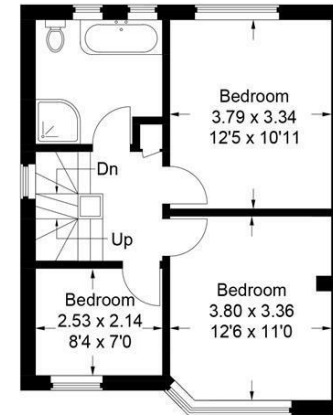
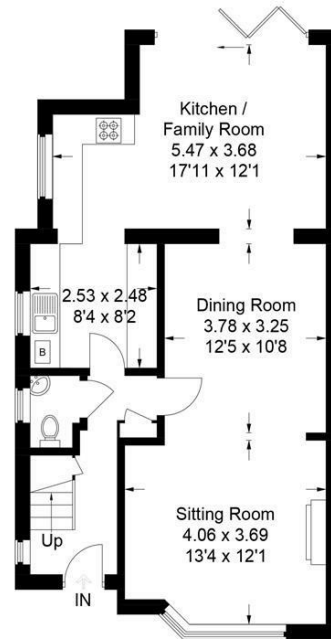
FANTASTIC FAMILY HOME



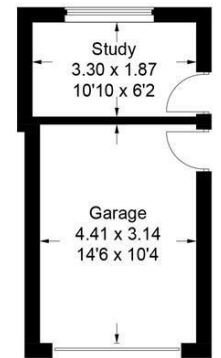
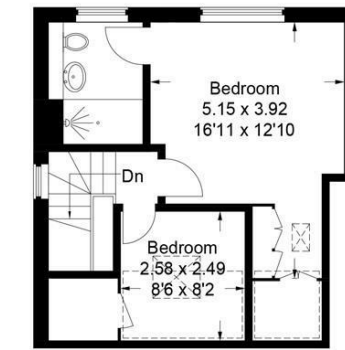




Approximate Gross Internal Area
 Ground Floor = 63.2 sq m / 680 sq ft
 First Floor = 44.0 sq m / 474 sq ft
 Second Floor = 36.6 sq m / 394 sq ft
 Outbuilding = 21.1 sq m / 227 sq ft
 Total = 164.9 sq m / 1,775 sq ft



= Reduced headroom below 1.5m / 5'0"



Ground Floor

First Floor

Second 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.

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