



Estate Agents  
**Hurst**

22 Kestrel Close, High Wycombe, Bucks, HP13 5JN  
Offers In Excess Of £465,000



## 22 Kestrel Close, High Wycombe, Bucks, HP13 5JN

An extremely spacious and substantially extended, three-bedroom, semi-detached property that makes a wonderful family home, with its versatile accommodation to the ground floor and its larger than average south facing rear garden. This superb home also comes with a partially converted garage that provides a wonderful office space for those looking to work from home and the property also offers excellent access to the superb local schools, benefits from far reaching views, and offers miles of countryside walks on your doorstep, across West Wycombe and Downley Common. The accommodation includes; entrance hall, guest cloakroom, large sitting room, dining room, utility/office space with door to side access, modern fitted kitchen, home office, three bedrooms and a four piece family bathroom. The property also benefits from; UPVC double glazing, gas central heating, enclosed rear garden with access to storage under the kitchen, the loft is partially boarded, detached garage for storage space only and driveway parking for two vehicles. We expect this property to react extremely well and would recommend that you and make an early booking to avoid disappointment.



**EXTENDED FAMILY HOME IN SUPERB LOCATION**

**THREE RECEPTION ROOMS**

**GUEST CLOAKROOM**

**FOUR PIECE FAMILY BATHROOM**

**CONVERTED GARAGE TO HOME OFFICE**

**GAS CENTRAL HEATING**

**DOUBLE GLAZING & LOFT IS PARTIALLY BOARDED**

**LARGE SOUTH FACING REAR GARDEN**

**IDEAL FAMILY HOME**

**INTERNAL VIEWING IS ADVISED**



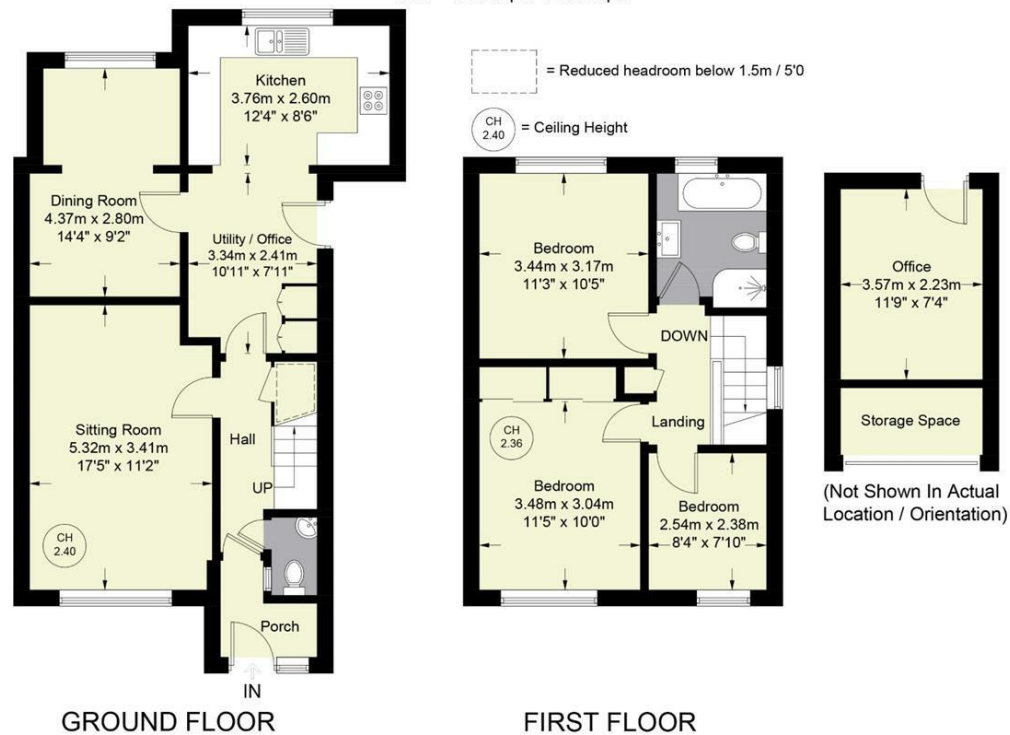








**Kestrel Close**  
 Approximate Gross Internal Area  
 Ground Floor = 638 sq ft / 59.3 sq m  
 First Floor = 447 sq ft / 41.5 sq m  
 Office / Storage Space = 142 sq ft / 13.2 sq m  
 Total = 1227 sq ft / 114.0 sq m



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.



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](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)