



Estate Agents
Hurst

20 West Drive, High Wycombe, Buckinghamshire, HP13 6JT
Offers In Excess Of £550,000

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Hurst are pleased to offer to the market, this superbly presented and extended, three bedroom detached family home that has been extremely well maintained and improved upon by its present owners and now provides fantastic living accommodation to the ground floor. The property is situated just a short drive of High Wycombe's train station which offers a direct line service to London Marylebone and would make an excellent purchase for anyone looking to commute to London whilst also providing superb access to the town centre and is close proximity to the Royal Grammar School. The accommodation includes; entrance hall, guest cloakroom, spacious sitting room, large open plan modern kitchen/diner with access to garage and rear garden, spacious living/family room, three bedrooms and modern family bathroom. The property also benefits from; gas central heating, garage with driveway parking for two vehicles, double glazing, enclosed rear garden that is split into two sections consisting of a large lawn area and a block paved patio. This really is a wonderful family home and an early and internal viewing is highly recommended.



**EXTENDED THREE BEDROOM DETACHED HOME
ONE AND A HALF LENGTH GARAGE WITH DRIVEWAY
SPACIOUS ACCOMMODATION TO THE GROUND
FLOOR**

DOUBLE GLAZED AND GAS CENTRAL HEATING

CLOSE TO RGS AND TRAIN STATION

MODERN FITTED KITCHEN/DINER

ENCLOSED REAR GARDEN WITH LARGE PATIO AREA

QUIET LOCATION CLOSE TO THE TOWN CENTRE

IDEAL FAMILY HOME

**POTENTIAL TO CONVERT THE GARAGE INTO HOME
OFFICE**

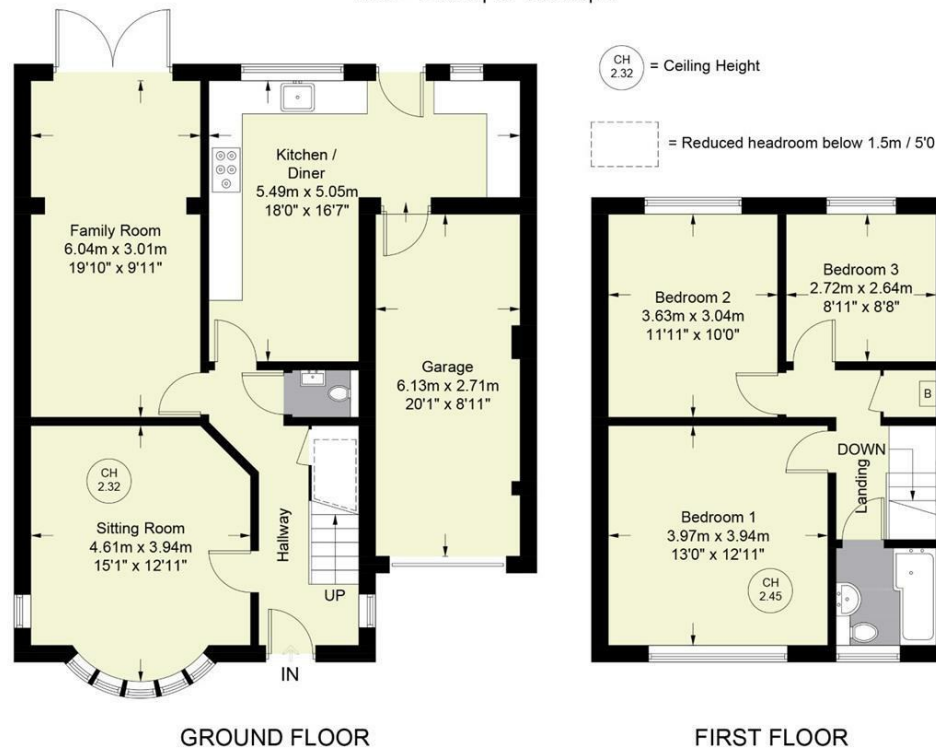






West Drive

Approximate Gross Internal Area
 Ground Floor = 930 sq ft / 86.4 sq m (Including Garage)
 First Floor = 492 sq ft / 45.7 sq m
 Total = 1422 sq ft / 132.1 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.

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