



Estate Agents  
**Hurst**

12 White Close, High Wycombe, Bucks, HP13 5NG  
Offers In The Region Of £500,000

# 12 White Close, High Wycombe, Bucks, HP13 5NG

Hurst are pleased to offer to the market, this three bedroom detached family home, located in a hugely popular yet quiet cul-de-sac, in a sought after and central location within the Downley area, offering superb access to the local schools and shops, as well as miles of countryside walks close by, covering West Wycombe Village through to Hughenden Valley. The property which has been owned by the current owners for many years provides good size bedrooms and huge potential for expansion subject to obtaining the relevant planning permissions. The plot is of an enviable size with large rear garden which offers stunning views across the town, balcony to the front aspect with is South facing and a huge double length garage. The accommodation includes; entrance porch, hallway, large modern fitted kitchen, inner lobby, guest cloakroom, through lounge/ dining room, study/ family room, three bedrooms and family bathroom. The property also benefits from; gas central heating, double glazing, enclosed rear garden with patio area and far reaching views, double length garage and driveway parking for up to two vehicles. This property would make a wonderful family home and an internal viewing is highly recommended.

**THREE BEDROOM DETACHED FAMILY HOME**  
**ENTRANCE PORCH & GUEST CLOAKROOM**  
**DOUBLE LENGTH GARAGE & BALCONY**  
**QUIET CUL-DE-SAC IN DOWNLEY**  
**THROUGH LOUNGE/DINING ROOM**  
**STUDY/FAMILY ROOM**  
**POTENTIAL FOR PLANNING STPP**  
**INTERNAL VIEWING ADVISED**  
**GOOD SIZE BEDROOMS**  
**SOUTH FACING BALCONY TO FRONT ASPECT**





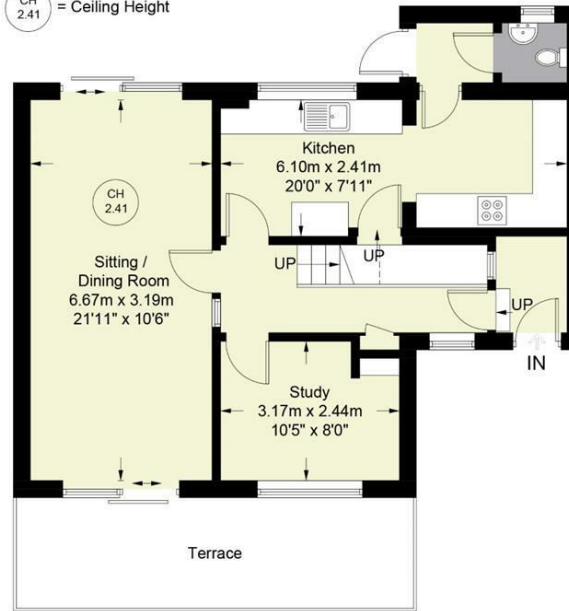


## White Close

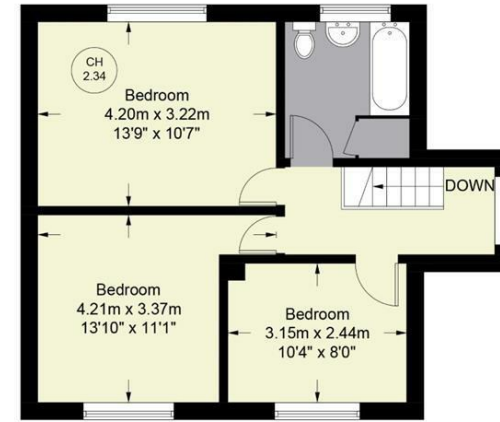
Approximate Gross Internal Area  
 Ground Floor = 647 sq ft / 60.1 sq m  
 First Floor = 496 sq ft / 46.1 sq m  
 Garage = 221 sq ft / 20.5 sq m  
 Total = 1364 sq ft / 126.7 sq m



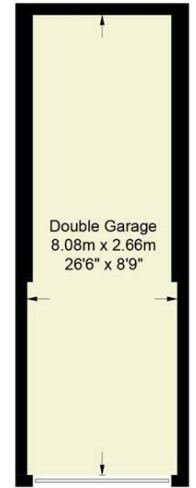
CH 2.41 = Ceiling Height



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual Location / Orientation)

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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