



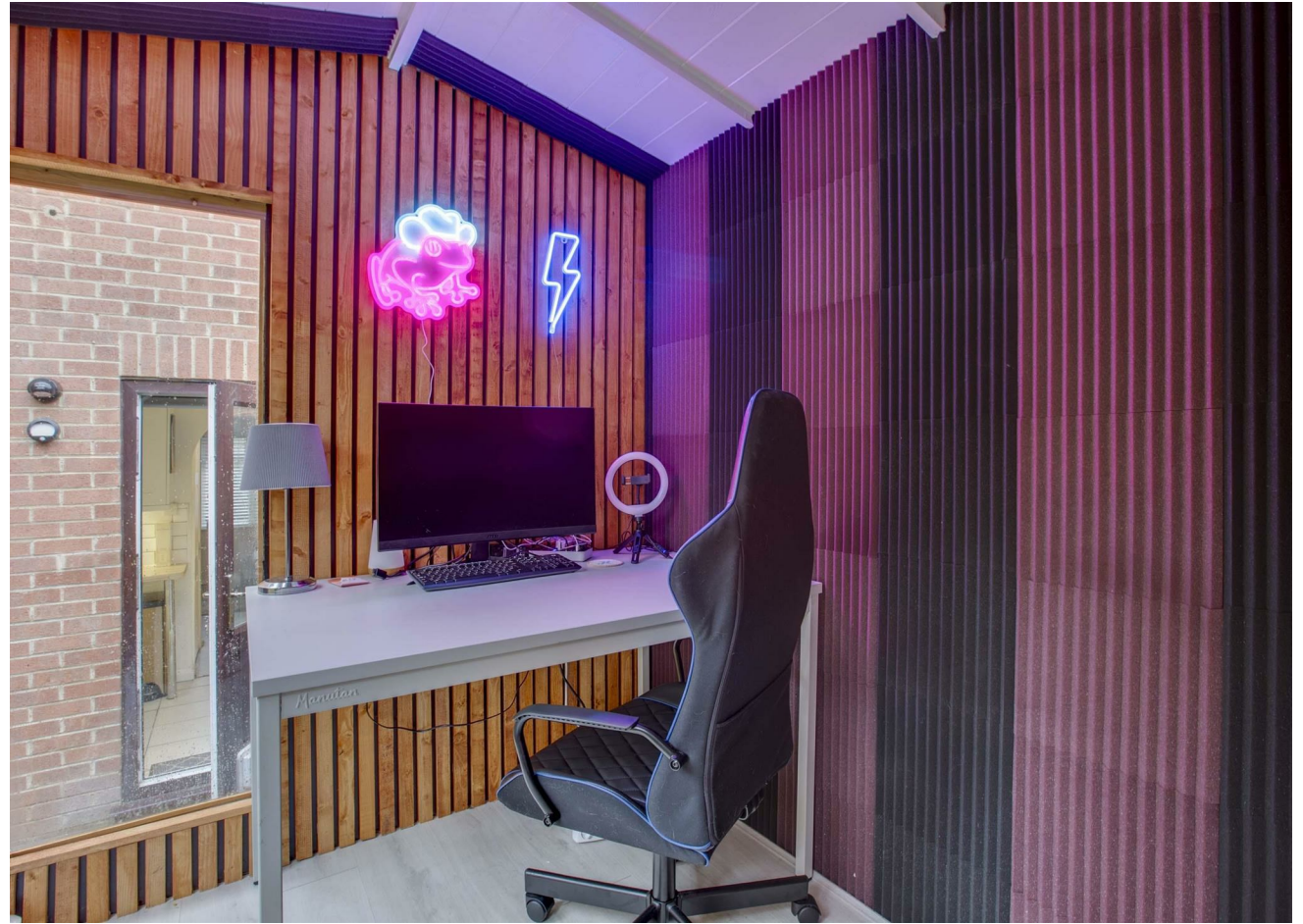
Hurst  
FOR SALE

Estate Agents  
**Hurst**

15 Old Coach Drive, High Wycombe, Buckinghamshire, HP11 1AS  
£270,000

# 15 Old Coach Drive, High Wycombe, Buckinghamshire, HP11 1AS

An extremely well presented one bedroom FREEHOLD house with a GARDEN OFFICE offered to the market in immaculate condition throughout with NO ONWARD CHAIN. The property is located in a quiet tucked away cul-de-sac on the Beaconsfield side of High Wycombe within close proximity to Junction 3 of the M40 and Wycombe Retail Park. The accommodation comprises; enclosed porch, lounge/diner, under stairs storage cupboard, modern fitted kitchen with access to an enclosed rear garden, large double bedroom with built in wardrobe and modern bathroom. The property further benefits; allocated parking bay (plus ample visitors parking), fully insulated garden office (with power), BOARDED loft storage with light, enclosed rear garden (with storage shed) and UPVC double glazing.



**STUNNING ONE BEDROOM HOUSE**  
**FREEHOLD**  
**GARDEN OFFICE**  
**ENCLOSED REAR GARDEN**  
**MODERN FITTED KITCHEN**  
**LARGE DOUBLE BEDROOM**  
**MODERN FAMILY BATHROOM**  
**NO ONWARD CHAIN**  
**BUILT IN WARDROBES**  
**OFF STREET PARKING**



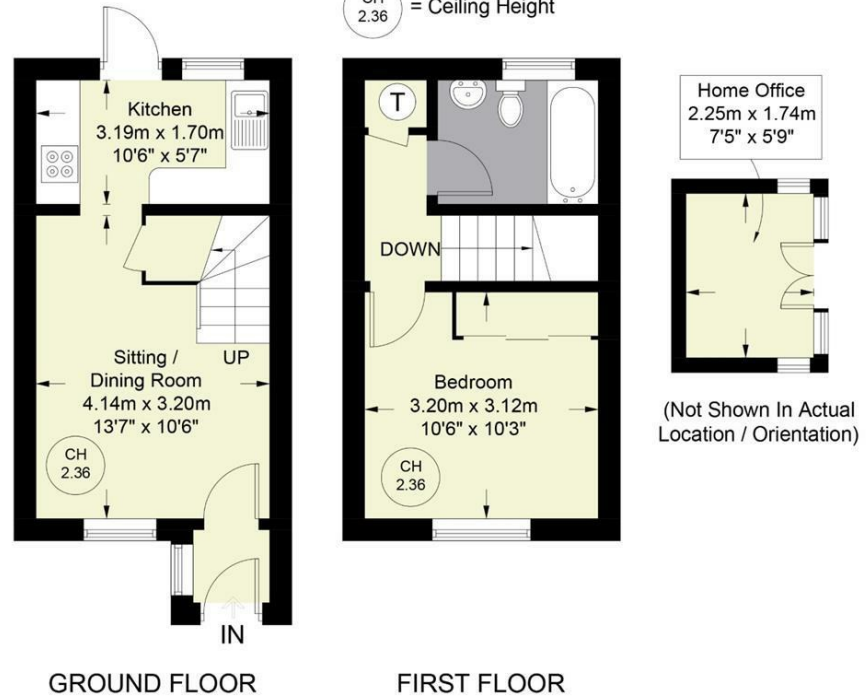




**Old Coach Drive**  
 Approximate Gross Internal Area  
 Ground Floor = 223 sq ft / 20.7 sq m  
 First Floor = 207 sq ft / 19.2 sq m  
 Home Office = 42 sq ft / 3.9 sq m  
 Total = 472 sq ft / 43.8 sq m



CH 2.36 = Ceiling Height



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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