



Estate Agents
Hurst

20 Colborne Road, High Wycombe, Bucks, HP13 6XZ
Asking Price £450,000

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****INVESTORS ONLY****

A well presented, three-bedroom semi-detached house that has been well maintained and improved upon over the years, including a recently tarmac drive and is also offered to the market with no above chain. This spacious family home is situated to the popular East Side of High Wycombe, giving good access to both junction 3 & 4 of the M40 making it perfect for those looking to commute, as well as being closely situated to the town centre and train station that offers a direct line service into London Marylebone via the Chiltern Line. The accommodation comprises; entrance hall, lounge, dining room, fitted kitchen, guest cloakroom, three bedrooms and family bathroom. The property further benefits from; gas central heating, UPVC double glazing, spacious and enclosed rear garden and driveway parking for two/three vehicles. The property is currently rented out and would also make a great investment for any buy to let landlords.

COUNCIL TAX BAND: C



THREE BEDROOM SEMI-DETACHED

NO CHAIN

PRIVATE REAR GARDEN

UPVC DOUBLE GLAZING

GAS CENTRAL HEATING

DRIVEWAY PARKING

MODERN FITTED KITCHEN

REFURBISHED

GUEST CLOAKROOM

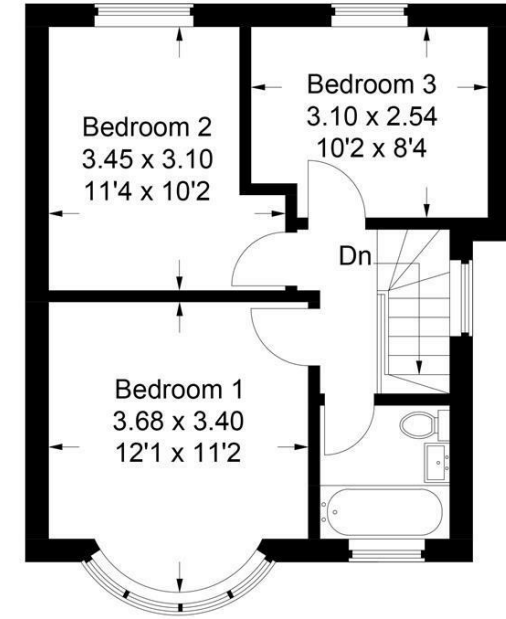
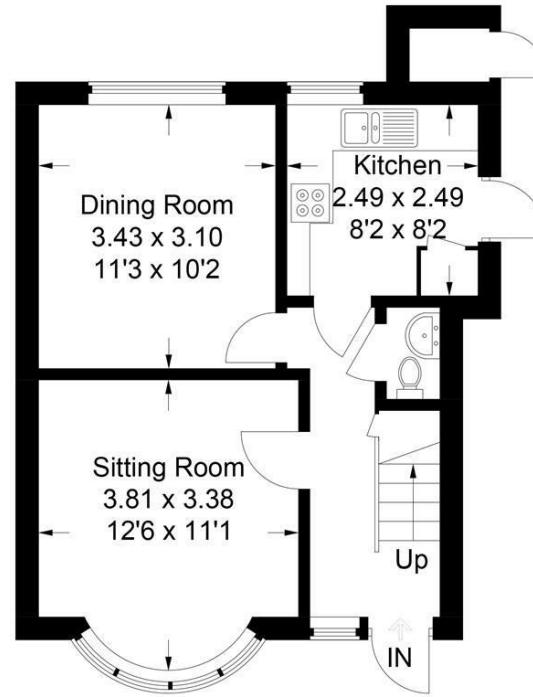
WALK OF STATION







Approximate Gross Internal Area
 Ground Floor = 38.7 sq m / 416 sq ft
 First Floor = 37.5 sq m / 404 sq ft
 Total = 76.2 sq m / 820 sq ft



Ground Floor

First 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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