



Estate Agents
Hurst

61 Coates Lane, High Wycombe, Bucks, HP13 5ET
£700,000

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Situated in an enviable position, overlooking Hughenden Park is this four bedroom detached family home that sits on a generous and level plot and gives the new buyer miles of countryside walks and National Trust Parkland on your doorstep. This spacious and well proportioned home has been well maintained and cared for over the years by its current owners and offers a fantastic layout and superb feel to the house, as well as being perfectly situated for those looking to commute, with its proximity to the town centre and mainline railway which offers a direct service to London Marylebone. The accommodation includes; entrance porch, hallway, guest cloakroom, huge sitting room with featured fire place, dining room, conservatory, modern fitted kitchen/breakfast room, four bedrooms and family bathroom. The property also benefits from; gas central heating, double glazing, solar panels, garage with spacious driveway with parking for multiple vehicles as well as carport that can house a motorhome/caravan, secluded and level rear garden with large patio area and side access. This truly is a superb family home and we anticipate this property to be in high demand and an early viewing is recommended to avoid disappointment.



**SPACIOUS FOUR BEDROOM DETACHED
GARAGE/CARPORT & DRIVEWAY PARKING
ENCLOSED AND LEVEL REAR GARDEN**

OPPOSITE HUGHENDEN PARK

HUGE SITTING ROOM

**IDEAL FAMILY HOME CLOSE TO THE TOWN
CENTRE**

EASY ACCESS TO TRAIN STATION

DOUBLE GLAZED AND GAS CENTRAL HEATING

MODERN KITCHEN AND BATHROOMS

EARLY VIEWING ADVISED







Coates Lane

Approximate Gross Internal Area
 Ground Floor = 776 sq ft / 72.1 sq m
 First Floor = 645 sq ft / 59.9 sq m
 Garage = 154 sq ft / 14.3 sq m
 Total = 1575 sq ft / 146.3 sq m



GROUND FLOOR

FIRST FLOOR

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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