



Estate Agents
Hurst

117 Chapel Lane, High Wycombe, Buckinghamshire, HP12 4BY
£525,000

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A spacious and extremely well maintained 1920's, bay fronted, four bedroom semi detached family home boasting charming character features throughout. The property is located on the west side of High Wycombe in Sands within close proximity to the beautiful West Wycombe Estate and two of the town's most highly regarded grammar schools - Wycombe High & John Hampden. The accommodation comprises; family room with log burner & open brick fireplace, spacious modern fitted kitchen, large through lounge/diner with log burner & patio doors leading out to the garden, four good size bedrooms and modern family bathroom. The property further benefits; timber built outdoor storage facility, driveway parking for four cars, garage converted into a gym/home office, large enclosed rear garden, newly replaced roof in 2023, gas central heating and UPVC double glazing.



DRIVEWAY FOR 4 CARS

GARAGE CONVERTED INTO GYM/HOME OFFICE

FOUR BEDROOMS

TWO RECEPTION ROOMS

SPACIOUS CONTEMPORARY KITCHEN

TWO LOG BURNERS

MODERN FAMILY BATHROOM

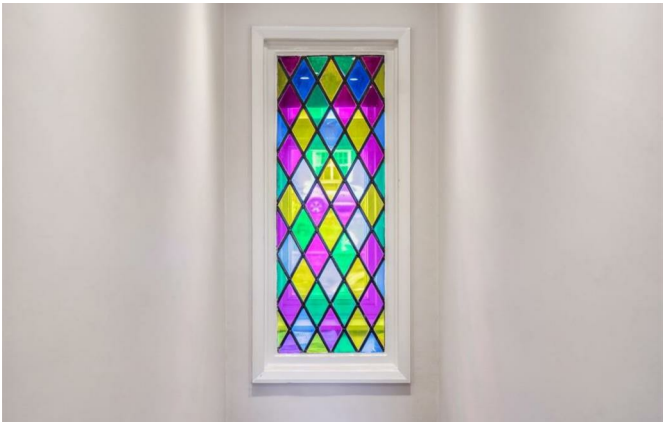
NEW ROOF INSTALLED IN 2023

CLOSE TO GRAMMAR SCHOOLS

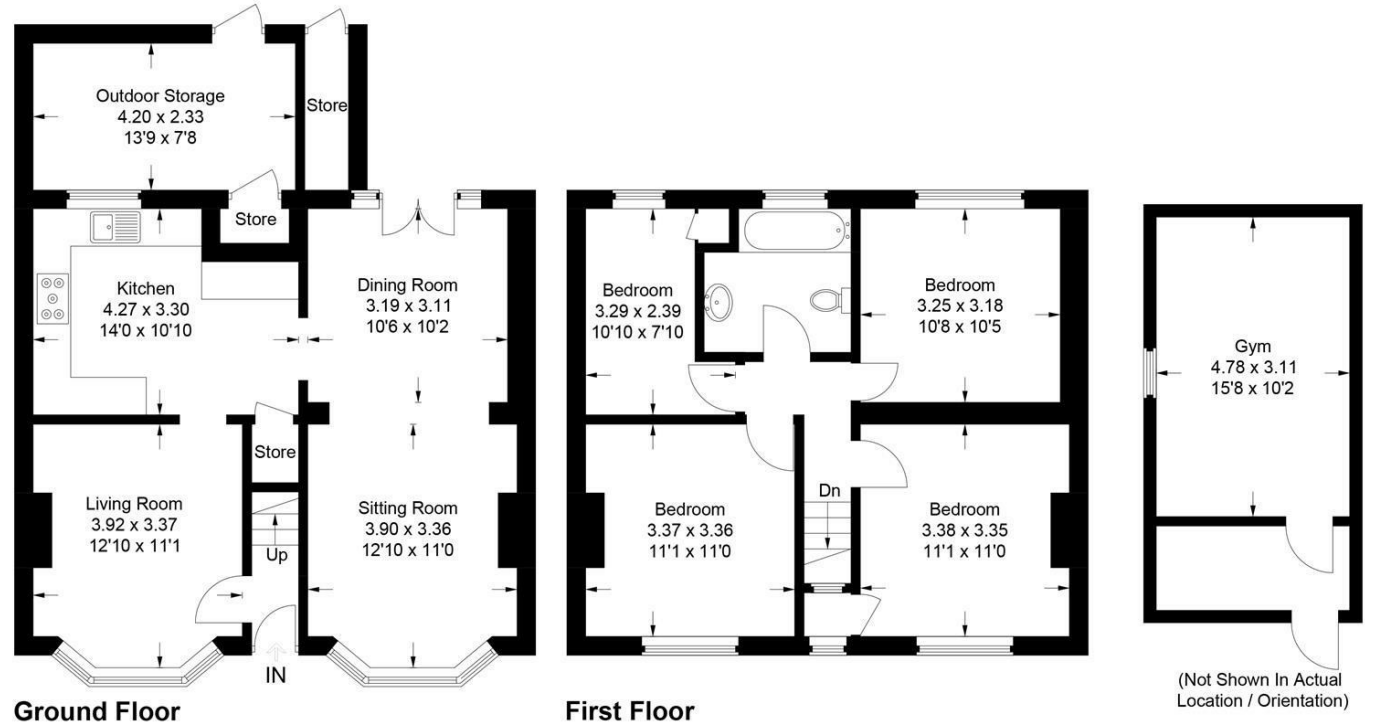
CLOSE TO J.4 OF M40







Approximate Gross Internal Area
 Ground Floor = 53.4 sq m / 575 sq ft
 First Floor = 52.6 sq m / 566 sq ft
 Outbuildings = 32.6 sq m / 351 sq ft
 Total = 138.6 sq m / 1,492 sq ft



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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk