



Estate Agents
Hurst

339 West Wycombe Road, High Wycombe, Buckinghamshire, HP12 4AD
Offers In Excess Of £550,000

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An extremely rare opportunity to acquire this spacious and extended, four storey, five bedroom, semi-detached family home that has been well cared for over the years but does require a large degree of redecoration and modernisation throughout. Although this property would continue to make a wonderful family home it would also be a perfect purchase for anyone looking to buy an investment property that could make a sizeable HMO subject to approval, the property has also been granted planning for 4 x one bedroom apartments REF 17/07453/FUL. Located just a short stroll away from the quaint village of West Wycombe and surrounded by countryside walks as well as being superbly positioned for both Saunderton and High Wycombe train stations, offering a direct line service into London Marylebone and conveniently located for access to junction 4 of the M40. The accommodation includes; entrance entrance hallway, dining room/ downstairs bedroom with shower room, lounge, conservatory, fitted kitchen with stairs to basement area, three bedrooms and family bathroom to the first floor and two further rooms and additional bathroom in the loft. The property also benefits from; gas central heating, double glazing, detached garage with ample driveway parking for several vehicles, enclosed south facing rear gardens with fantastic views across National Trust Parkland. An early booking is strongly advised and the property is also offered to the market with no above chain.



PLANNING FOR 4 X 1 BEDROOM APARMENTS
IDEAL HMO SUBJECT TO PLANNING
GARAGE & DRIVEWAY PARKING
WONDERFUL FAMILY HOME
THREE BATHROOMS
FAR REACHING VIEWS TO REAR ASPECT
SHORT WALK OF WEST WYCOMBE VILLAGE
NO ONWARD CHAIN
OVER 2500 SQ FT
EARLY VIEWING ADVISED







West Wycombe Road

Approximate Gross Internal Area
 Lower Ground Floor = 676 sq ft / 62.8 sq m
 Ground Floor = 809 sq ft / 75.2 sq m
 First Floor = 675 sq ft / 62.7 sq m
 Second Floor = 427 sq ft / 39.7 sq m
 External WC / Garage = 225 sq ft / 20.9 sq m
 Total = 2812 sq ft / 261.3 sq m



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.

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

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