



Estate Agents  
**Hurst**

423 West Wycombe Road, High Wycombe, Buckinghamshire, HP12 4AQ

£475,000



# 423 West Wycombe Road, High Wycombe, Buckinghamshire, HP12 4AQ

A beautifully presented 1930's three bedroom semi detached period home offered to the market with NO ONWARD CHAIN. The property is located on the west side of High Wycombe within walking distance to the historic West Wycombe Village and beautiful National Trust land. High Wycombe train station and town centre are just 2.6 miles from the property. The accommodation comprises; spacious entrance hall, living room, dining room, family room (which could be closed off and used as a fourth bedroom), guest cloakroom/shower room, modern fitted kitchen, three bedrooms and modern family bathroom. The property further benefits; detached garage with gym/home office above (which could be converted into an annex STPP), driveway parking, enclosed rear garden laid to lawn with raised decking seating area, large boarded & carpeted loft space offering potential to convert (STPP), gas central heating and UPVC double glazing.

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**NO ONWARD CHAIN!**

**BEAUTIFUL 1930'S PERIOD PROPERTY**

**CLOSE TO WEST WYCOMBE VILLAGE**

**THREE RECEPTION ROOMS**

**MODERN FITTED KITCHEN**

**LARGE BOARDED LOFT ROOM (POTENTIAL TO CONVERT STPP)**

**LARGE GARAGE WITH GYM/HOME OFFICE ABOVE**

**DRIVEWAY PARKING TO THE REAR**

**GUEST CLOAKROOM/SHOWER ROOM**

**MODERN FAMILY BATHROOM**





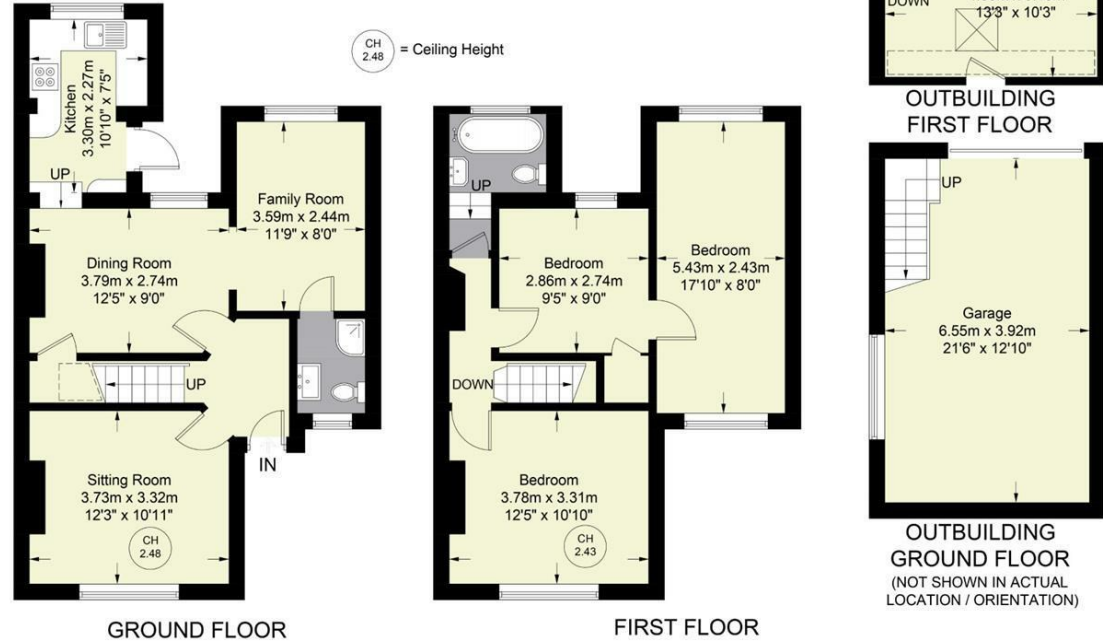






## West Wycombe Road

Approximate Gross Internal Area  
 Ground Floor = 532 sq ft / 49.4 sq m  
 First Floor = 481 sq ft / 44.7 sq m  
 Outbuilding Ground Floor = 274 sq ft / 25.5 sq m  
 Outbuilding First Floor = 137 sq ft / 12.7 sq m  
 Total = 1424 sq ft / 132.3 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.

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