



Estate Agents
Hurst

8 Fennels Road, High Wycombe, Buckinghamshire, HP11 1SL

£425,000

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Offered to the market with NO CHAIN is this bright and spacious two DOUBLE bedroom semi detached house sat on a LARGE PLOT with significant potential to extend or redevelop (subject to planning permission). The property is located on the sought after Loudwater side of High Wycombe on the edge of the Kingsmead Park and within close proximity to local schools, shops and transport facilities including junction 3 of the M40 and the Wycombe Retail Park.

The accommodation comprises: entrance porch, lounge with bay window, dining room, spacious kitchen, family room, ground floor wet room, two bedrooms and family bathroom. The property further benefits: LARGE corner plot, double garage, rear garden, gas central heating and UPVC double glazing.



**LARGE CORNER PLOT
POTENTIAL TO EXTEND (STPP)**

REAR EXTENDED

DOUBLE GARAGE

GROUND FLOOR WET ROOM

TWO DOUBLE BEDROOMS

CLOSE TO J.3 OF M40

ON THE EDGE OF KINGSMEAD PARK

NO ONWARD CHAIN

GAS CENTRAL HEATING







Fennels Road
 Approximate Gross Internal Area
 Ground Floor = 624 sq ft / 58.0 sq m
 First Floor = 350 sq ft / 32.5 sq m
 Double Garage = 297 sq ft / 27.6 sq m
 Total = 1271 sq ft / 118.1 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.



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