



Estate Agents  
**Hurst**

18 New Road, High Wycombe, Buckinghamshire, HP12 4LH

£425,000

# 18 New Road, High Wycombe, Buckinghamshire, HP12 4LH

A well presented, bay fronted, three bedroom semi detached house offered to the market in good condition throughout. The property is located on the Sands side of High Wycombe within close proximity to local schools, shops and transport facilities including Wycombe High, John Hampden and junction 4 of the M40. The accommodation comprises: entrance porch, guest cloakroom, lounge with bay window, spacious kitchen/diner opening up to a covered decking seating area, three bedrooms and modern four piece family bathroom. The property further benefits: large enclosed rear garden with detached outbuilding/garden office, ample driveway parking, gas central heating and UPVC double glazing.



**LARGE ENCLOSED REAR GARDEN**

**GUEST CLOAKROOM**

**THREE BEDROOMS**

**FOUR PIECE FAMILY BATHROOM**

**ENTRANCE PORCH**

**GARDEN OUTBUILDING/HOME OFFICE**

**SPACIOUS KITCHEN/DINER**

**AMPLE DRIVEWAY PARKING**

**GAS CENTRAL HEATING**

**UPVC DOUBLE GLAZING**







## New Road

Approximate Gross Internal Area  
 Ground Floor = 422 sq ft / 39.2 sq m  
 First Floor = 394 sq ft / 36.6 sq m  
 Total = 816 sq ft / 75.8 sq m



CH 2.50 = Ceiling Height



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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