



Estate Agents  
**Hurst**

133 Spearing Road, High Wycombe, Buckinghamshire, HP12 3LB  
£385,000

# 133 Spearing Road, High Wycombe, Buckinghamshire, HP12 3LB

\*\*\*\*\* £500 PAID TOWARDS PURCHASERS SOLICITORS FEES IF PURCHASED VIA HURST ESTATE AGENTS\*\*\*\*\* An extremely well presented three bedroom semi detached house benefitting from a side and rear extension. The property is located on the south west side of High Wycombe within close proximity to junction 4 of the M40 and two of the towns most highly regarded grammar schools; Wycombe High & John Hampden. The rear extension has created a large open plan kitchen/dining room with doors to garden and a large skylight. The accommodation comprises; entrance lobby, separate lounge, large open plan family/dining room/newly fitted kitchen with island/breakfast bar, separate utility room, downstairs shower room, three bedrooms and family bathroom. The property further benefits; enclosed rear garden with patio area and storage shed, gas central heating, UPVC double glazing, driveway parking for 2 cars and ample on street parking. A viewing is highly recommended to fully appreciate the downstairs accommodation this property offers.



**STUNNING OPEN-PLAN KITCHEN/DINER**

**SIDE & REAR EXTENDED**

**SEPARATE UTILITY ROOM**

**ENCLOSED REAR GARDEN**

**CLOSE TO JUNC 4 M40**

**CLOSE TO GRAMMAR SCHOOLS**

**TWO BATHROOMS**

**GAS CENTRAL HEATING**

**DRIVEWAY PARKING**

**THREE BEDROOMS**







## Spearing Road

Approximate Gross Internal Area  
 Ground Floor = 710 sq ft / 66.0 sq m  
 First Floor = 372 sq ft / 34.6 sq m  
 Total = 1082 sq ft / 100.6 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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