



Estate Agents
Hurst

42 Mount Close, High Wycombe, Buckinghamshire, HP12 3PE
£500,000

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A bright and spacious three bedroom semi detached family home with a wrap around single story extension offered to the market in good condition throughout. This fantastic family home is located in a quiet tucked away cul-de-sac on the 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 and John Hampden). The accommodation comprises: enclosed porch, entrance hall, spacious lounge, large open plan kitchen/dining room, utility room, ground floor shower room/guest cloakroom, three bedrooms and family bathroom. The property further benefits: block paved driveway parking for up to three cars, garage (offering potential to convert STPP), large enclosed level rear garden, gas central heating (boiler serviced in Dec 2023) and UPVC double glazing (replaced in 2016).

QUIET TUCKED AWAY CUL-DE-SAC
SPACIOUS THREE BEDROOM FAMILY HOME
WRAP AROUND SINGLE STORY EXTENSION
LARGE OPEN PLAN KITCHEN/DINER
UTILITY ROOM
GROUND FLOOR SHOWER ROOM
GARAGE & DRIVEWAY PARKING
LARGE LEVEL REAR GARDEN
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING

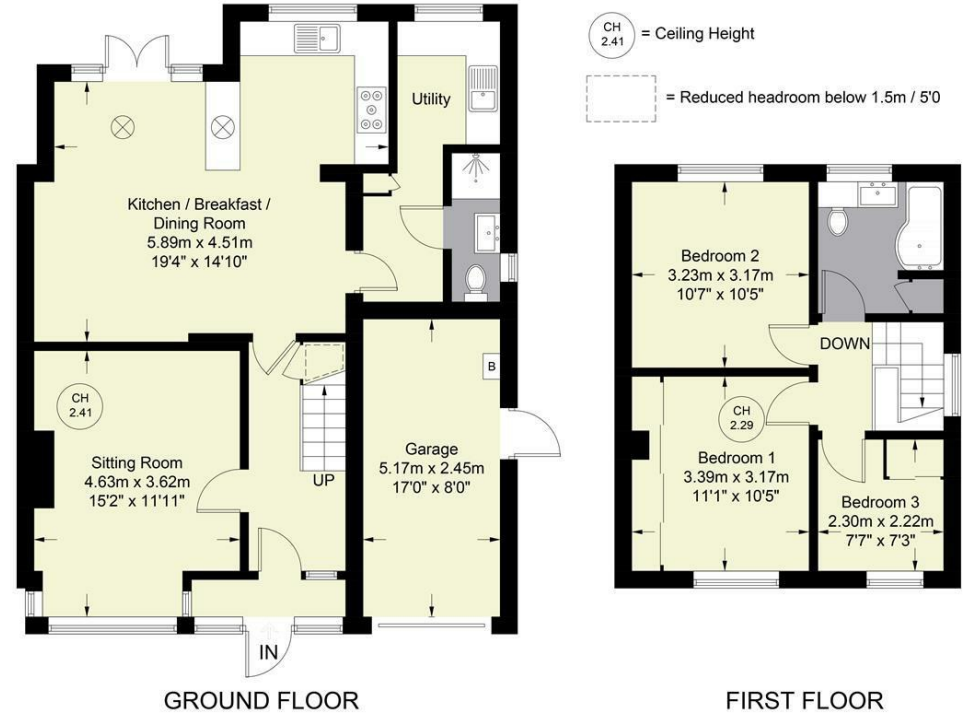






Mount Close

Approximate Gross Internal Area
 Ground Floor = 706 sq ft / 65.6 sq m
 First Floor = 399 sq ft / 37.1 sq m
 Garage = 136 sq ft / 12.6 sq m
 Total = 1241 sq ft / 115.3 sq m



GROUND FLOOR

FIRST FLOOR

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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