



Estate Agents
Hurst

52 Baronsmead Road, High Wycombe, HP12 3PG
Offers In Excess Of £575,000

52 Baronsmead Road, High Wycombe, HP12 3PG

An extremely spacious four bedroom semi detached family home (with the potential of being a fantastic HMO investment) set across four floors offering a total of 1,909sq.ft of accommodation. The property is located on the west side of High Wycombe within close proximity to junction 4 of the M40, two of the towns most highly regarded grammar schools (Wycombe High & John Hampden) and the town centre. The accommodation comprises: entrance hall, large sitting room/bedroom (with the possibility of splitting into two bedrooms), kitchen, large L-shape open plan lounge/kitchen/diner with far reaching views across the valley, modern shower room, spacious family room leading out to the rear garden, three further bedrooms and a family bathroom on the second floor. The property further benefits; driveway parking (with further off street parking to the rear), double garage to the rear, gas central heating and UPVC double glazing.



SPACIOUS FOUR STORY FAMILY HOME

FANTASTIC HMO POTENTIAL

LARGE PLOT

LARGE DOUBLE GARAGE (24'7 X 10'6")

DRIVEWAY PARKING

SPACIOUS KITCHEN/BREAKFAST ROOM

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

MODERN SHOWER ROOM

FAMILY BATHROOM

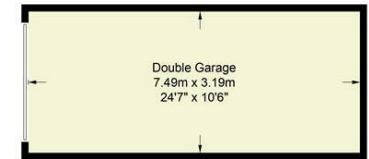
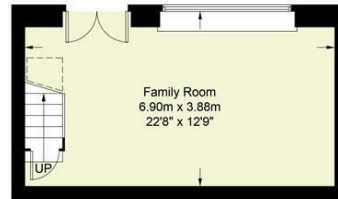






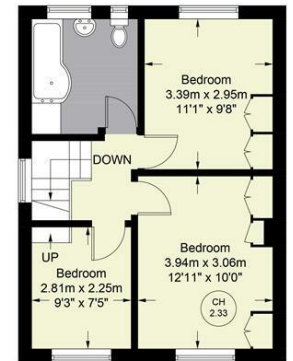
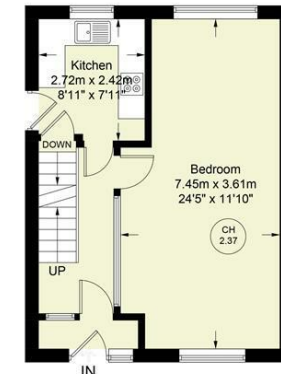
Baronsmead Road

Approximate Gross Internal Area
 Lower Ground Floor = 288 sq ft / 26.8 sq m
 Ground Floor = 744 sq ft / 69.1 sq m
 First Floor = 440 sq ft / 40.9 sq m
 Second Floor = 437 sq ft / 40.6 sq m
 Double Garage = 258 sq ft / 24 sq m
 Total = 2,167 sq ft / 201.4 sq m



(Not Shown In Actual Location / Orientation)

CH 2.15 = Ceiling Height
 [Dashed Box] = Reduced headroom below 1.5m / 5'0"



LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

SECOND 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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