



Estate Agents  
**Hurst**

1a Lorraine Close, High Wycombe, Bucks, HP13 7JY

£550,000

# 1a Lorraine Close, High Wycombe, Bucks, HP13 7JY

Hurst are pleased to offer to the market this detached bungalow that is situated in a quiet cul-de-sac North of the town centre and train station that offers huge potential for expansion into the loft subject to obtaining the relevant planning permission. This well presented, two/three bedroom detached home provides ample accommodation that with a bit of re-jigging could make a superb family home that comes with South Westerly views to the rear. The property is situated just a short drive of High Wycombe's train station which offers a direct line service to London Marylebone and would make an excellent purchase for anyone looking to commute to London whilst also providing superb access to the town centre and within close proximity to the Royal Grammar School. The accommodation includes; huge entrance hall with potential to accommodate stairs to the first floor should a conversion be considered, modern fitted kitchen, large sitting room, conservatory, master bedrooms with large dressing room and ensuite shower, further double bedroom, family bathroom, study, shower room and partly converted loft space accessed via a pull down ladder. The property also benefits from; gas central heating, garage with parking for three/four vehicles, double glazing, enclosed rear garden that is split into two sections and has a large patio area. This property is also offered to the market with no onward chain.



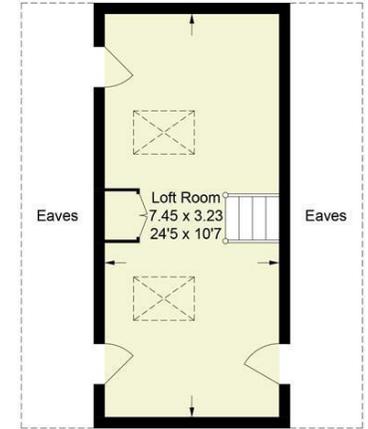
**POTENTIAL FOR EXPANSION STPP**  
**GARAGE & DRIVEWAY PARKING**  
**THREE BATHROOMS/SHOWER ROOMS**  
**LARGE SITTING ROOM**  
**QUIET CUL-DE-SAC LOCATION**  
**IDEAL FOR THOSE LOOKING TO COMMUTE**  
**NO ONWARD CHAIN**  
**LARGE LOFT ROOM**  
**ENCLOSED REAR GARDEN**  
**MODERN FITTED KITCHEN**







Approximate Gross Internal Area  
 Ground Floor = 119.9 sq m / 1,291 sq ft  
 Loft = 24.2 sq m / 260 sq ft  
 Garage = 14.4 sq m / 155 sq ft  
 Total = 158.5 sq m / 1,706 sq ft



Loft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk