



Estate Agents  
**Hurst**

33 Mayhew Crescent, High Wycombe, Buckinghamshire, HP13 6BX  
£475,000

# 33 Mayhew Crescent, High Wycombe, Buckinghamshire, HP13 6BX

PLANNING PERMISSION IN PLACE FOR FURTHER EXPANSION - 22/07151/FUL which can be found on Wycombe Planning portal. A unique, three-bedroom semi-detached house that has been well maintained and improved upon over recent years as well as being substantially extended, including a loft conversion, which now provides versatile space to this wonderful family home. This fantastic property is situated to the East Side of High Wycombe, giving good access to both junction 3 & 4 of the M40 making it perfect for those looking to commute, as well as being closely situated to the town centre and train station that offers a direct line service into London Marylebone via the Chiltern Line. The accommodation comprises; entrance hall, large lounge, modern fitted kitchen which flows into a large second reception room/dining room with French doors opening to the rear garden, family bathroom, three bedrooms and loft room/study. The property further benefits from; gas central heating, UPVC double glazing, spacious and enclosed rear garden that is south facing, garage with power and light, recently replaced driveway parking for two/three vehicles and is walking distance of the RGS. This really is a superb family home and an internal viewing is highly recommended.

COUNCIL TAX BAND: C

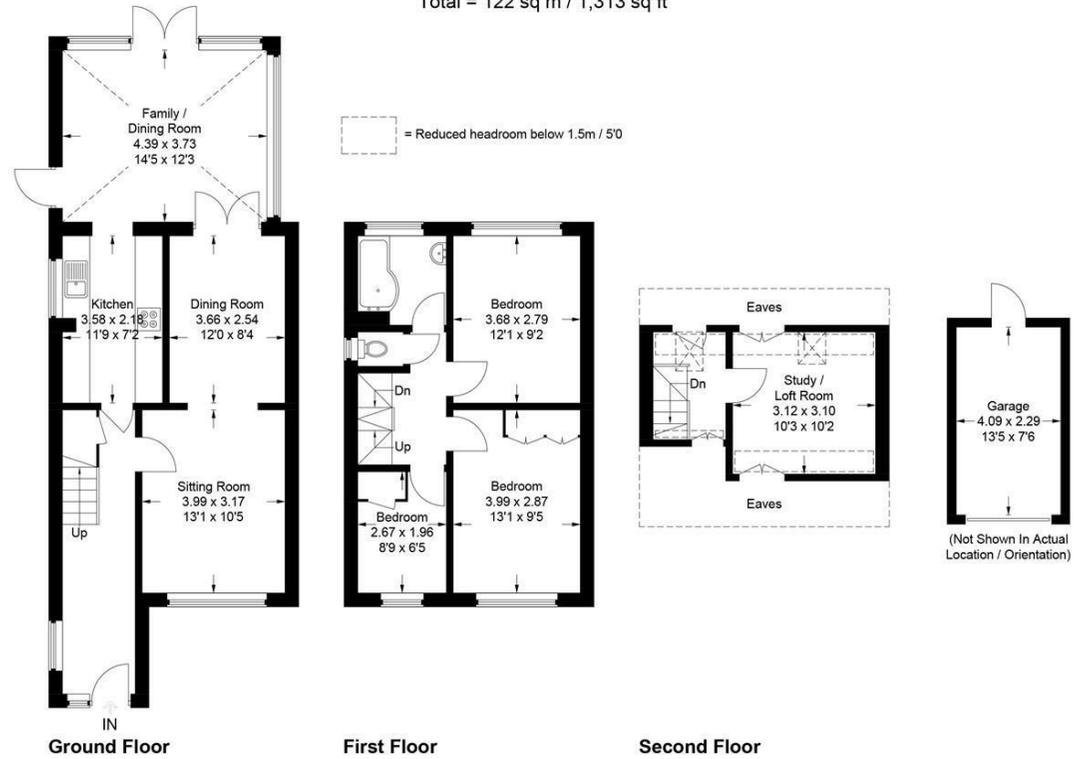


**NO ONWARD CHAIN**  
**EXTREMELY WELL MAINTAINED**  
**WONDERFUL FAMILY HOME**  
**GARAGE AND DRIVEWAY**  
**LOFT CONVERSION**  
**QUIET LOCATION**  
**WALKING DISTANCE OF RGS**  
**GOOD ACCESS TO TRAIN STATION**  
**INTERNAL VIEWING ADVISED**  
**FURTHER PLANNING PERMISSION PASSED**  
**22/07151/FUL**





Approximate Gross Internal Area  
 Ground Floor = 60.5 sq m / 651 sq ft  
 First Floor = 38.2 sq m / 411 sq ft  
 Second Floor = 13.9 sq m / 150 sq ft  
 Garage = 9.4 sq m / 101 sq ft  
 Total = 122 sq m / 1,313 sq ft



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.

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