



Estate Agents  
**Hurst**

53 Buckingham Drive, High Wycombe, Buckinghamshire, HP13 7XS  
£410,000



# 53 Buckingham Drive, High Wycombe, Buckinghamshire, HP13 7XS

A spacious three bedroom family home sat on a **LARGE CORNER PLOT** offered to the market with **PLANNING PERMISSION APPROVED** for a double story side extension (**PLANNING REFERENCE NUMBER: 23/07768/FUL**). The property is located on the east side of High Wycombe within close proximity to local schools, shops and transport facilities including High Wycombe train station which connects to London Marylebone in under 30 minutes. The accommodation comprises: entrance hall, living room, dining room, spacious kitchen, three bedrooms and family bathroom. The property further benefits: gas central heating and UPVC double glazing.



**PLANNING PERMISSION APPROVED**  
**PLANNING REFF NUMBER: 23/07768/FUL**  
**LARGE CORNER PLOT**  
**SPACIOUS THREE BEDROOM HOME**  
**LARGE WRAP AROUND GARDEN**  
**CLOSE TO AMENITIES**  
**UPVC DOUBLE GLAZING**  
**GAS CENTRAL HEATING**









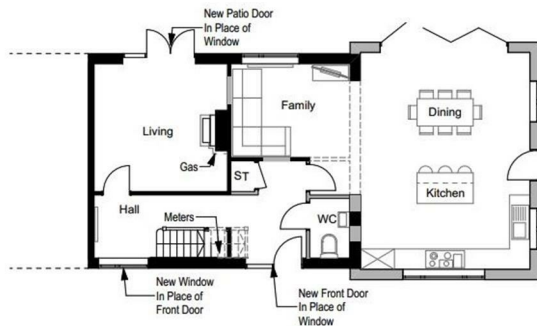
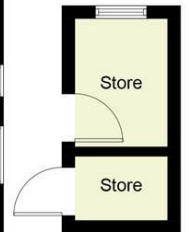
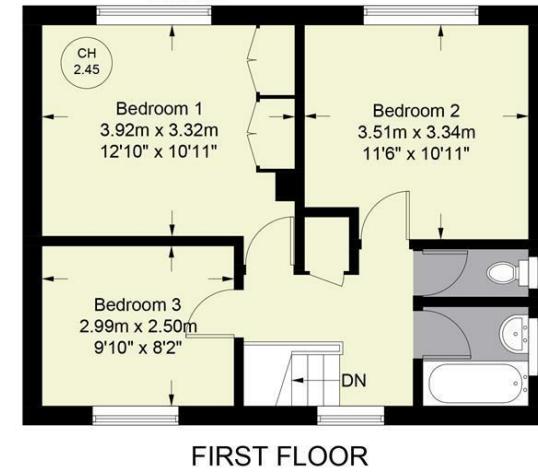
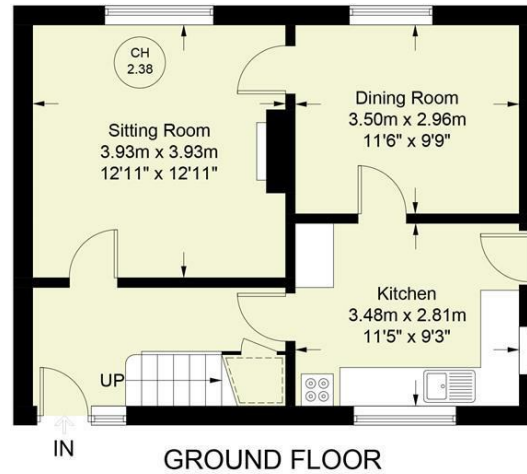


## Buckingham Drive

Approximate Gross Internal Area  
 Ground Floor = 490 sq ft / 45.5 sq m  
 First Floor = 486 sq ft / 45.2 sq m  
 Outbuilding = 49 sq ft / 4.6 sq m  
 Total = 1025 sq ft / 95.3 sq m



CH 2.38 = Ceiling Height      [Dashed Box] = Reduced headroom below 1.5m / 5'0"



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.



1:100

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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