



Estate Agents
Hurst

46 New Road, High Wycombe, Buckinghamshire, HP12 4LG
Offers In Excess Of £400,000

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A bright and spacious three bedroom semi detached house offered to the market with NO ONWARD CHAIN. The property is located 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: entrance hall, living room, dining room, spacious kitchen, three bedrooms and family bathroom. The property further benefits: ample driveway parking, large carport, garage, south west facing enclosed rear garden, gas central heating (NEW boiler installed in 2023) and UPVC double glazing.



POTENTIAL TO EXTEND (STPP)
AMPLE DRIVEWAY PARKING
LARGE ENCLOSED REAR GARDEN
NO CHAIN
THREE BEDROOMS
TWO RECEPTION ROOMS
LARGE CARPORT (26'7" X 8'6")
GARAGE
CLOSE TO GRAMMAR SCHOOLS
CLOSE TO J.4 OF M40





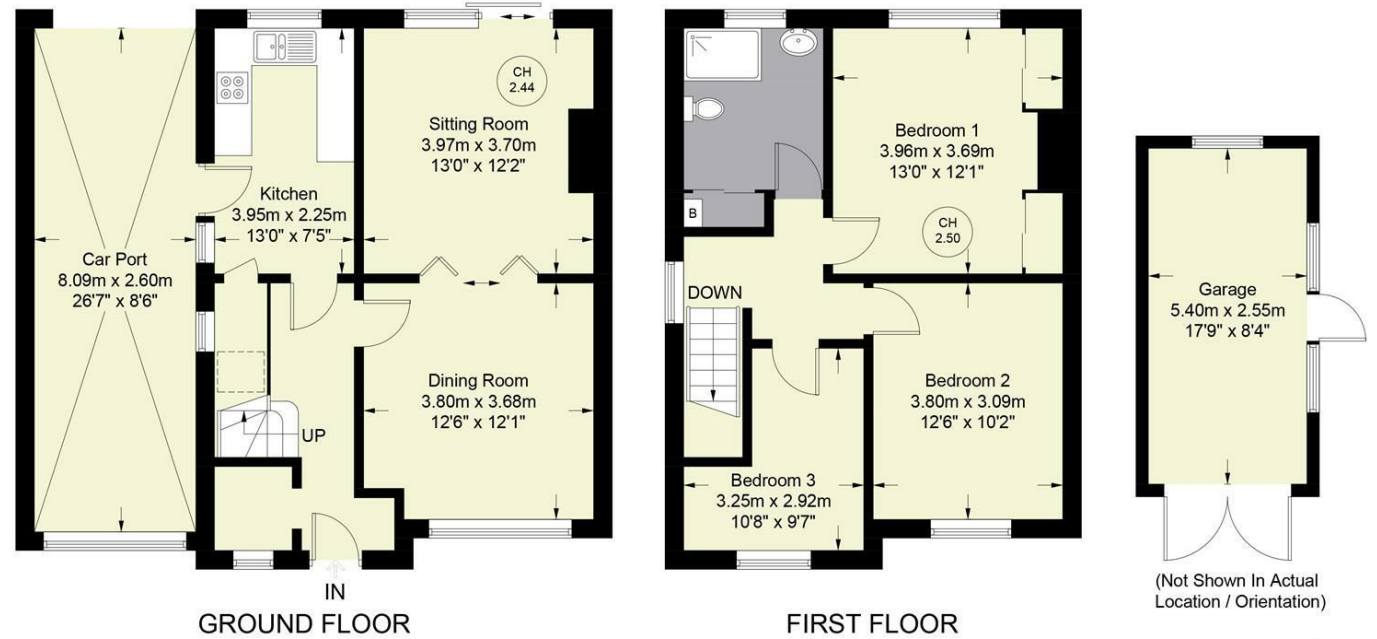


New Road

Approximate Gross Internal Area
 Ground Floor = 539 sq ft / 50.1 sq m (Excluding Car Port)
 First Floor = 534 sq ft / 49.6 sq m
 Garage = 148 sq ft / 13.8 sq m
 Total = 1221 sq ft / 113.5 sq m



CH 2.44 = 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.



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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