



Estate Agents  
**Hurst**

83a Chapel Lane, High Wycombe, Bucks, HP12 4BS  
Offers In Excess Of £550,000

# 83a Chapel Lane, High Wycombe, Bucks, HP12 4BS

An extremely well presented, three bedroom detached family home that has been recently redecorated and is offered in good condition throughout. The property is situated just a short walk of the quaint village of West Wycombe which offers an array of shops, butchers and pubs, along with miles of countryside walks on your doorstep. This wonderful home also comes with a large than average rear garden which is without doubt the biggest selling point of this home and would clearly lend itself to a rear extension subject to obtaining the relevant planning permissions. The accommodation comprises; entrance hall, fitted kitchen, guest cloakroom, large lounge/dining room with patio doors opening to the rear garden, three good size bedrooms and family bathroom. The property further benefits; recently replaced gas central heating boiler, UPVC, garage with driveway parking and a stunning rear garden that comes with a large patio area, green house, storage sheds and provides ample areas for a family to enjoy, with a real secluded feel to it. This really is a superb family home which is in the catchment of West Wycombe combined school, Wycombe High School, Royal Grammar School, John Hampden Grammar School & Princes Risborough Upper School. An internal viewing is highly recommended and the property is offered to the market with no onward chain.



**GOOD CONDITION THROUGHOUT**

**GARAGE AND DRIVEWAY**

**NO ONWARD CHAIN**

**HUGE REAR GARDEN**

**GOOD ACCESS TO JUNCTION 4 OF M40**

**GUEST CLOAKROOM**

**IDEAL FAMILY HOME**

**INTERNAL VIEWING ADVISED**

**RECENTLY REPLACED BOILER**

**THREE DOUBLE BEDROOMS**





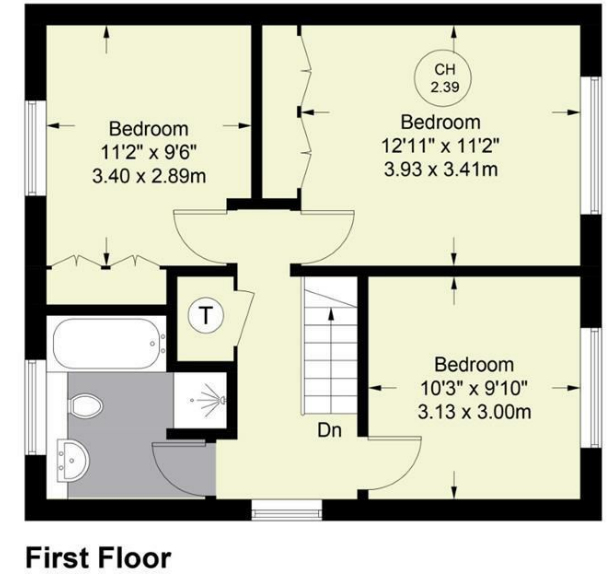
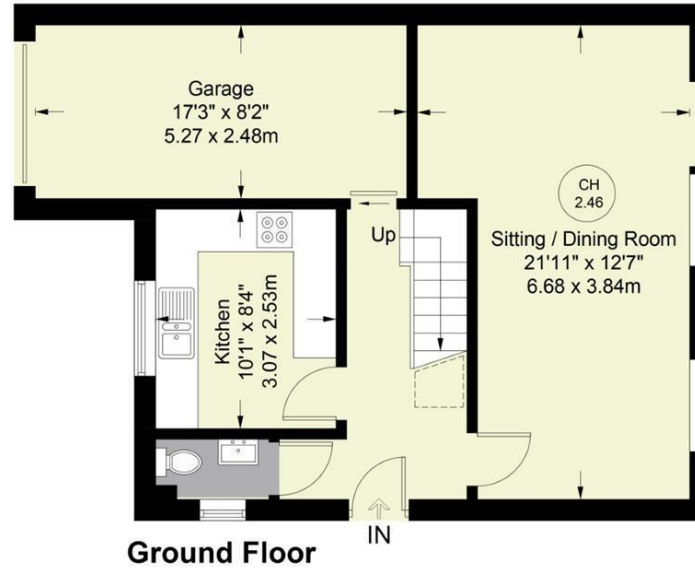


## Chapel Lane

Approximate Gross Internal Area  
 Ground Floor = 592 sq ft / 55.0 sq m  
 (Including Garage)  
 First Floor = 545 sq ft / 50.6 sq m  
 Total = 1137 sq ft / 105.6 sq m

CH  
2.46 = 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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