



Estate Agents
Hurst

43 Arnison Avenue, High Wycombe, HP13 6DB
£435,000

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A bright and spacious three bedroom semi detached family home offered to the market in immaculate condition throughout. The property is located within close proximity to local schools, shops and transport facilities including the Royal Grammar School, High Wycombe train station and town centre. The accommodation comprises: entrance hall, large modern fitted kitchen/ diner, spacious living room, three good size bedrooms and modern family bathroom. The property further benefits: driveway parking for two cars, garage, enclosed rear garden with decking seating area, gas central heating and UPVC double glazing (windows replaced in 2019).



IMMACULATE CONDITION
OPEN PLAN KITCHEN/DINER
GARAGE & DRIVEWAY PARKING
ENCLOSED REAR GARDEN
THREE BEDROOMS
MODERN FAMILY BATHROOM
WALK OF TOWN CENTRE
CLOSE TO RGS SCHOOL
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING





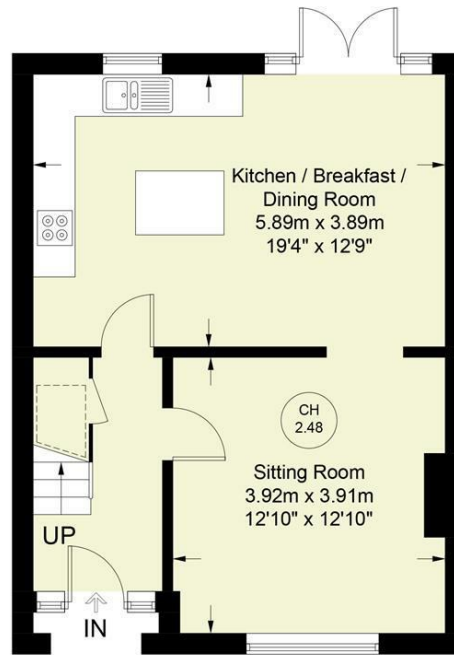


Arnison Avenue

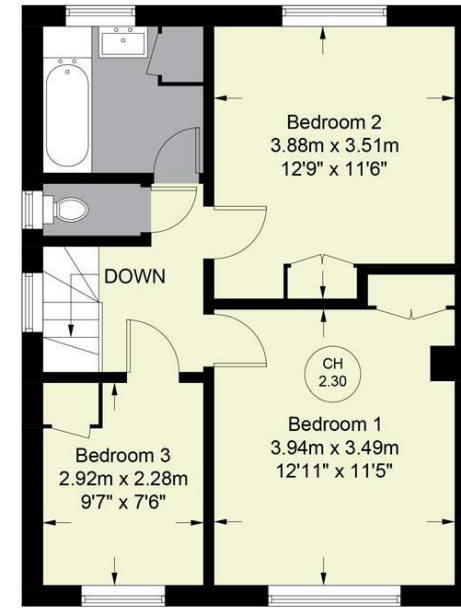
Approximate Gross Internal Area
 Ground Floor = 498 sq ft / 46.3 sq m
 First Floor = 508 sq ft / 47.2 sq m
 Garage = 141 sq ft / 13.1 sq m
 Total = 1147 sq ft / 106.6 sq m



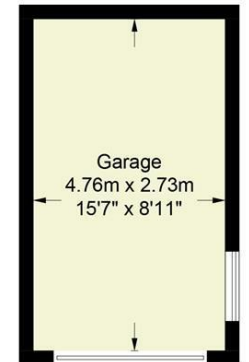
= Reduced headroom below 1.5m / 5'0" = Ceiling Height



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual Location / Orientation)

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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