



Estate Agents  
**Hurst**

237 Deeds Grove, High Wycombe, Bucks, HP12 3PD  
£425,000



## 237 Deeds Grove, High Wycombe, Bucks, HP12 3PD

A spacious and extended, three bedroom semi detached property that has been well cared for by its current owner over the years but does require a degree of redecoration and modernisation throughout. This superb family home now comes with an additional room to the ground floor, following it's single storey extension that was done many years ago as well as providing a secluded rear garden. The property is located just off Desborough Avenue which is equal distance from the town centre and junction 4 of the M40 making it perfect for those looking to commute with High Wycombe station also offering a direct service into London Marylebone. The accommodation includes; entrance porch, hallway, lounge/diner, fitted kitchen with door leading to side access, family room, three bedrooms and family bathroom. The property also benefits from; enclosed rear garden which feels very secluded, patio area, pond, gas central heating, double glazing, garage with driveway parking. An early viewing is highly recommended and the property comes to the market with no onward chain.



**THREE BEDROOM EXTENDED SEMI  
GARAGE & DRIVEWAY PARKING  
NO ONWARD CHAIN  
SINGLE STOREY EXTENSION TO THE REAR  
GROUND FLOOR  
SECLUDED REAR GARDEN  
CLOSE TO M40 & TOWN CENTRE  
GAS CENTRAL HEATEING  
DOUBLE GLAZED  
GOOD ACCESS TO TRAIN STATION  
CLOSE TO PARKLAND**





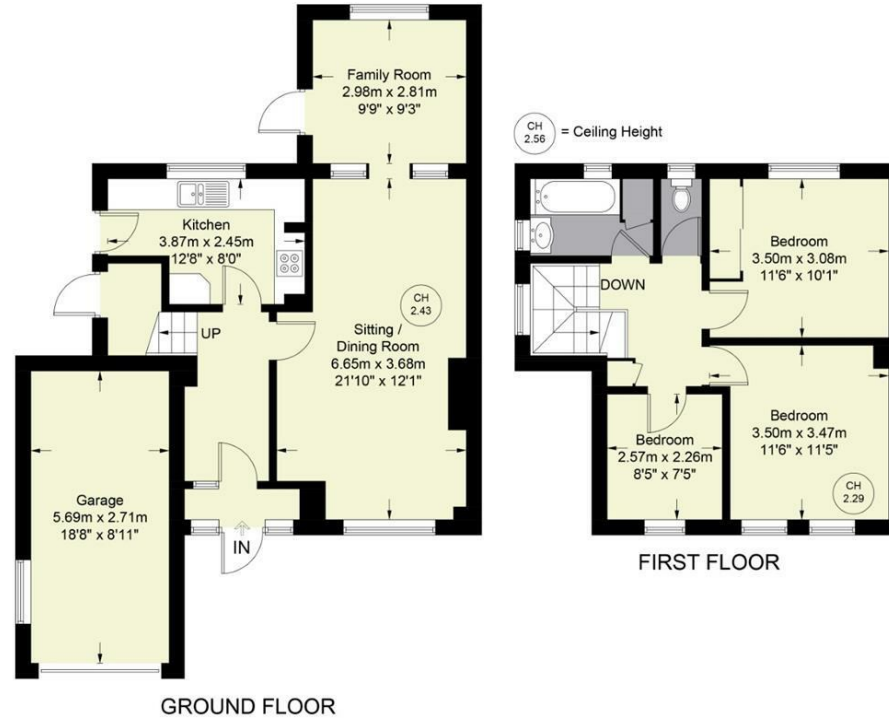






## Deeds Grove

Approximate Gross Internal Area  
 Ground Floor = 555 sq ft / 51.6 sq m  
 First Floor = 449 sq ft / 41.7 sq m  
 Garage = 166 sq ft / 15.4 sq m  
 Total = 1170 sq ft / 108.7 sq m



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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: [wyc@hursts.co.uk](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)