



Estate Agents
Hurst

42 Wellesbourne Crescent, High Wycombe, Bucks, HP13 5HF
Offers In Excess Of £600,000

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A very well presented four bedroom detached house offered to the market in good condition throughout with PLANNING PERMISSION APPROVED for a single story rear extension. The property is located on the sought after Kingshill Grange development which is on the Hazlemere side of High Wycombe within walking distance of The Royal Grammar School and local shops including a Tesco Extra. The accommodation comprises; entrance hall, guest cloakroom, storage cupboard, large living room, conservatory, spacious kitchen/diner, four bedrooms, en-suite shower room to master and family bathroom. The property further benefits; driveway parking for two cars, garage, boarded loft storage with pull down ladder, Velux windows & lighting, enclosed rear garden, gas central heating and UPVC double glazing.



PLANNING PERMISSION APPROVED FOR REAR EXTENSION

FOUR BEDROOMS

DETACHED FAMILY HOME

LARGE LIVING ROOM (19'7" x 11'5")

SPACIOUS OPEN PLAN KITCHEN/DINER

MASTER BEDROOM WITH EN-SUITE

FAMILY BATHROOM

BUILT IN WARDROBES

GARAGE & DRIVEWAY PARKING

GUEST CLOAKROOM







Wellesbourne Crescent

Approximate Gross Internal Area
 Ground Floor = 725 sq ft / 67.4 sq m
 First Floor = 607 sq ft / 56.4 sq m
 Garage = 154 sq ft / 14.3 sq m
 Total = 1486 sq ft / 138.1 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.

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