



Estate Agents
Hurst

3 Rupert Avenue, High Wycombe, Bucks, HP12 3NL
£950,000

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Hurst are delighted to bring to market this spacious five-bedroom detached family home. This impressive property is located in an extremely sought-after private road, just off the Marlow Road area of High Wycombe.

The house is a short drive from Junction 4 of the M40 and within walking distance of both John Hampden Grammar School and Wycombe High School. It is also conveniently close to High Wycombe train station, which offers a direct line service to London Marylebone, making it perfect for those looking to commute.

The accommodation comprises; large reception hall, guest cloakroom, large sitting room/family room with feature fireplace and patio doors to rear garden, dining room, conservatory, modern fitted kitchen/breakfast room with access to utility and study/bedroom. First floor; master bedroom with en-suite bathroom and balcony, three further bedrooms and a modern family bathroom.

The property benefits from; gas central heating, double glazing, CCTV system and large rear garden.
An internal viewing is advised.



STUNNING DETACHED FAMILY HOME

FIVE BEDROOMS

CLOSE TO GRAMMER SCHOOLS

PRIVATE AND SOUGHT-AFTER LOCATION

BALCONY OFF MASTER BEDROOM

ENCLOSED REAR GARDEN

CLOSE TO JUNCTION 4 OF M40

EN-SUITE BATHROOM

DOUBLE GLAZED AND GAS CENTRAL HEATING

UNDERFLOOR HEATING



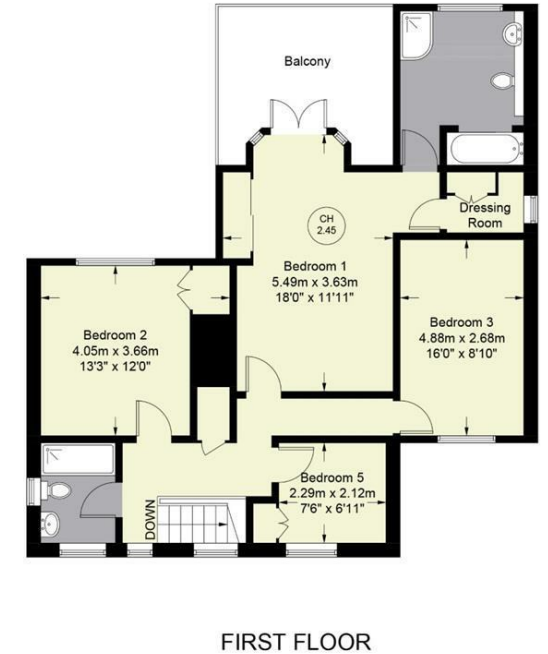




Rupert Avenue
 Approximate Gross Internal Area
 Ground Floor = 1569 sq ft / 145.8 sq m
 First Floor = 843 sq ft / 78.3 sq m
 Total = 2412 sq ft / 224.1 sq m



CH 2.39 = Ceiling Height



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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