



Estate Agents  
**Hurst**

92 Deeds Grove, High Wycombe, Bucks, HP12 3NZ  
£475,000

# 92 Deeds Grove, High Wycombe, Bucks, HP12 3NZ

A spacious and extended, four/five bedroom semi-detached house that has been well maintained for by its current owner over the years but does require a degree of redecoration and modernisation throughout. This superb family home has had the garage converted into a bedroom/study/playroom, however the garage entrance remains still, so the garage could easily be reinstated. 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; enclosed porch, hallway, guest cloakroom, sitting/dining room, fitted kitchen, versatile bedroom five/playroom/study, three first floor bedrooms, family bathroom with separate w/c, stairs rise to a second floor fourth double bedroom. The property also benefits from; solar panels, a secluded enclosed rear garden with patio and small decking area, gas central heating, double glazing and with driveway parking.



## VERSATILE ACCOMMODATION

FAMILY HOME

CONVERTED GARAGE

ENCLOSED REAR GARDEN

GUEST CLOAKROOM

FAMILY BATHROOM

DOUBLE GLAZED & GAS CENTRAL HEATING

GOOD ACCESS TO TRAIN STATION

CLOSE TO M40

SOLAR PANELS

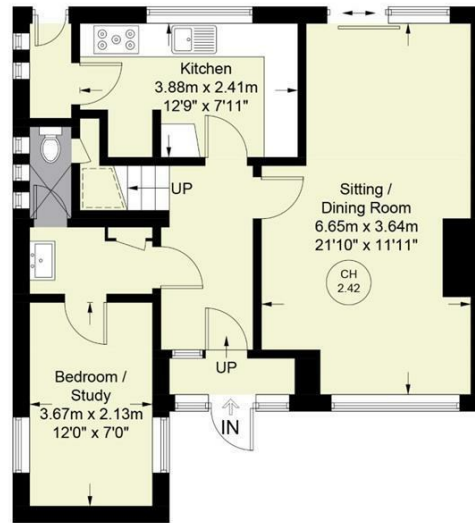




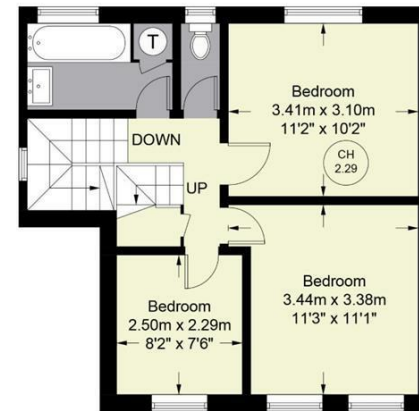


## Deeds Grove

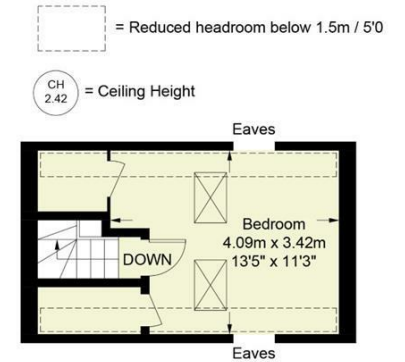
Approximate Gross Internal Area  
 Ground Floor = 617 sq ft / 57.3 sq m  
 First Floor = 444 sq ft / 41.3 sq m  
 Second Floor = 191 sq ft / 17.8 sq m  
 Total = 1252 sq ft / 116.4 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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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