



Estate Agents  
**Hurst**

33 Shelburne Road, High Wycombe, Bucks, HP12 3NQ  
Offers In Excess Of £675,000

# 33 Shelburne Road, High Wycombe, Bucks, HP12 3NQ

A rarely available three-bedroom detached family home, that sits on a level and corner plot position in this private and quiet road that is located to the Cressex side of High Wycombe and is presented in good condition throughout. This impressive property 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 spacious reception hall, double aspect sitting room/dining room with doors to rear garden, separate dining room, with feature fireplace and French doors to rear garden, double aspect dining room, conservatory, modern fitted kitchen with door to side access/carport, three bedrooms, family bathroom and separate guest cloakroom. The property benefits from; detached garage, gas central heating, double glazing and driveway parking for several cars. This wonderful family home also seems to have the potential for expansion subject to obtaining the relevant planning permission, the owners of this property have found a property which is the end of chain so an early viewing is advised.



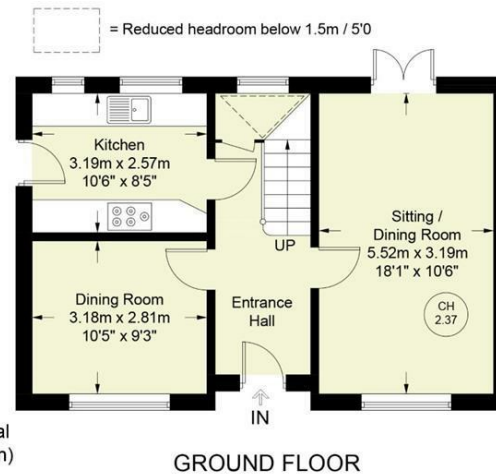
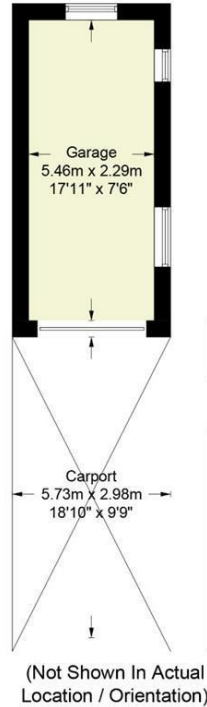
**THREE BEDROOM DETACHED FAMILY HOME  
SOUGHT-AFTER PRIVATE ROAD  
POTENTIAL FOR EXPANSION STPP  
GAS CENTRAL HEATING AND DOUBLE GLAZED  
COMPLETE CHAIN ABOVE  
CORNER PLOT GARDENS  
HUGE DOUBLE ASPECT LOUNGE  
CLOSE TO JUNCTION 4 OF M40  
EARLY VIEWING ADVISED  
MODERN FITTED KITCHEN**







**Shelburne Road**  
 Approximate Gross Internal Area  
 Ground Floor = 497 sq ft / 46.2 sq m  
 First Floor = 500 sq ft / 46.5 sq m  
 Garage = 136 sq ft / 12.6 sq m  
 Total = 1133 sq ft / 105.3 sq m  
 (Excluding Carport)



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.



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