





# 12 Knights Hill, High Wycombe, Buckinghamshire, HP12 3NX

A three bedroom detached family home, brought to the market in good condition throughout. The property is perfectly situated for John Hampden Grammar School and Wycombe High School both within walking distance of this home which also provides easy access to junction 4 of the M40 and the train station, making it ideal for those that are looking to commute into London.. The accommodation comprises: entrance porch, guest cloakroom, kitchen, storage room, large lounge diner with patio doors leading to rear garden, three bedrooms and family bathroom. The property further benefits garage to rear of plot, gas central heating and UPVC double glazing.

**CLOSE TO GRAMMAR SCHOOLS**

**CLOSE TO J.4 M40**

**GARAGE AT REAR**

**GAS CENTRAL HEATING**

**LARGE PLOT**

**UPVC DOUBLE GLAZING**

**NON RESTRICTED ON ROAD PARKING**

**DETACHED HOME**

**THREE BEDROOMS**

**INTERNAL VIEWING ADVISED**











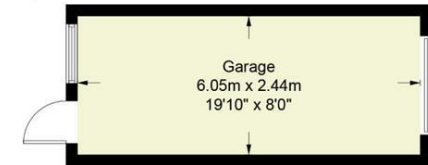
## Knights Hill

Approximate Gross Internal Area  
 Ground Floor = 571 sq ft / 53.1 sq m  
 First Floor = 460 sq ft / 42.7 sq m  
 Garage = 159 sq ft / 14.8 sq m  
 Total = 1190 sq ft / 110.6 sq m

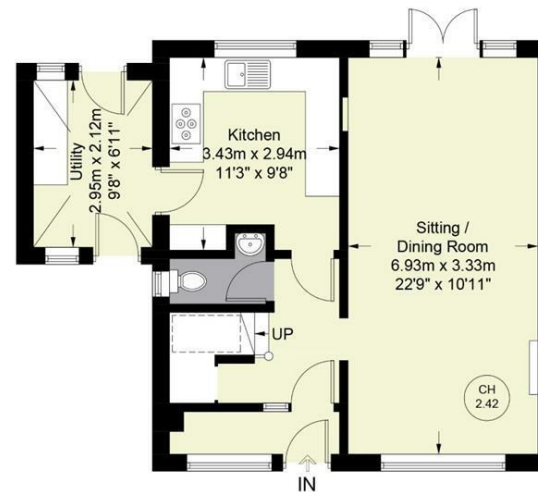


= Reduced headroom below 1.5m / 5'0"

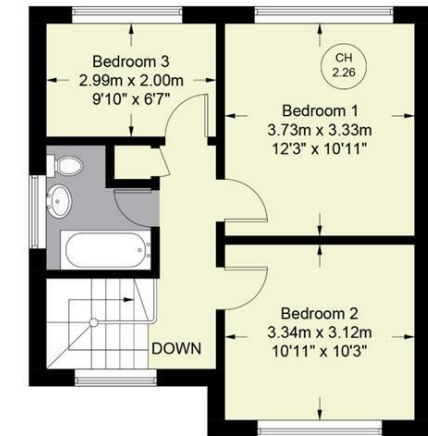
= Ceiling Height



(Not Shown In Actual Location / Orientation)



GROUND FLOOR



FIRST 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.

Hurst

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