



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







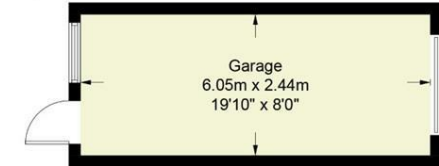
Knights Hill

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

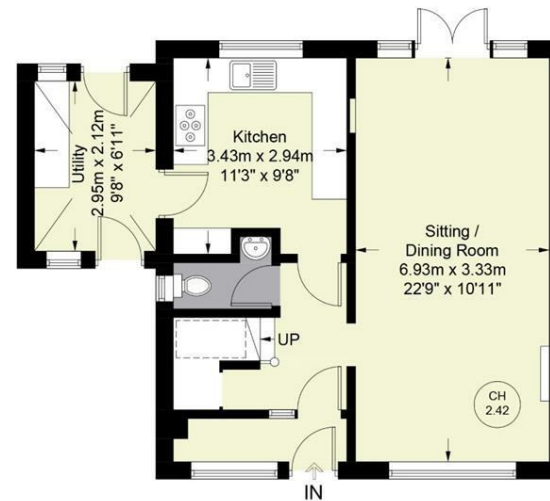


= Reduced headroom below 1.5m / 5'0"

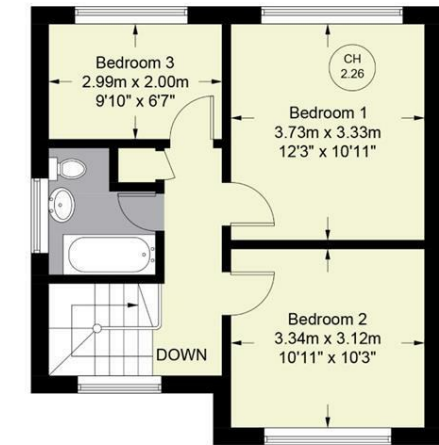
= Ceiling Height



(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

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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