



Estate Agents  
**Hurst**

50 Shelley Road, High Wycombe, Buckinghamshire, HP11 2UW

£490,000

# 50 Shelley Road, High Wycombe, Buckinghamshire, HP11 2UW

A bright and spacious two bedroom DETACHED BUNGALOW on a generous CORNER PLOT offered to the market in good condition throughout. The property is located in the sought after 'Poets Corner' region of High Wycombe within close proximity to junction 4 of the M40 and two of the towns most highly regarded grammar schools; Wycombe High & John Hampden. The accommodation comprises: entrance hall, large lounge/diner, spacious kitchen/breakfast room, two double bedrooms and modern shower room. The property further benefits: garage, office/workshop, ample driveway parking, large enclosed rear garden/corner plot, gas central heating and UPVC double glazing.



**DETACHED BUNGALOW**  
**SOUGHT AFTER LOCATION**  
**LARGE LOUNGE/DINER**  
**SPACIOUS KITCHEN/DINER**  
**TWO BEDROOMS**  
**SHOWER ROOM**  
**LARGE CORNER PLOT GARDEN**  
**GARAGE & DRIVEWAY**  
**DRIVEWAY PARKING**  
**CLOSE TO J.4 OF M40**

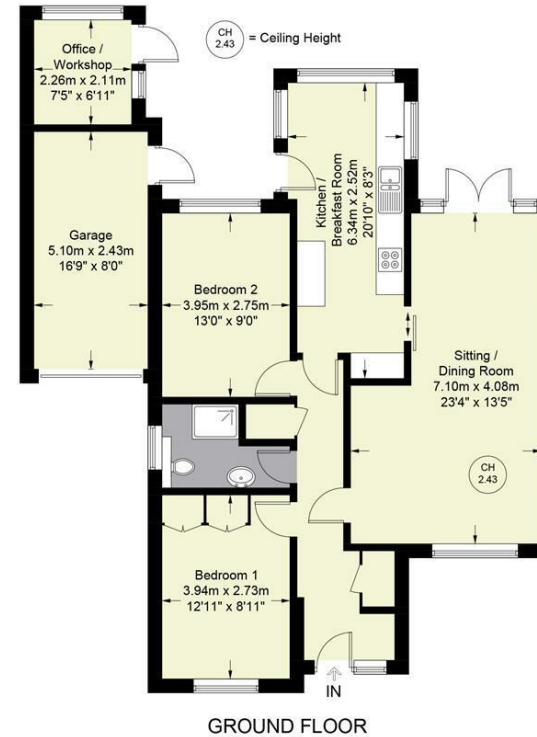






## Shelley Road

Approximate Gross Internal Area = 849 sq ft / 78.9 sq m  
 Garage & Outbuilding = 191 sq ft / 17.8 sq m  
 Total = 1040 sq ft / 96.7 sq m



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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