



Estate Agents  
**Hurst**

44 Miersfield, High Wycombe, Buckinghamshire, HP11 1TY  
Offers In Excess Of £550,000



## 44 Miersfield, High Wycombe, Buckinghamshire, HP11 1TY

Offered to the market with NO ONWARD CHAIN is this extremely well presented, FULLY REFURBISHED six bedroom family home which has undergone an extensive amount of renovation and extension work by the current owners. The property is located on the sought after Cressex side of High Wycombe within close proximity to junction 4 of the M40, John Lewis and two of the towns most highly regarded grammar schools; Wycombe High & John Hampden. The accommodation comprises: entrance hall, guest cloakroom, large open plan lounge/kitchen/diner with bi-folding doors opening out to the rear garden and fireplace with log burner, separate living room, six bedrooms, four piece family bathroom and night suite to master bedroom. The property further benefits; enclosed rear garden with covered patio area, garage (with internal access), driveway parking, gas central heating and UPVC double glazing ADDITIONAL GARAGE DOWN CLOSE and extra parking space.



**FULLY REFURBISHED & EXTENDED**  
**QUIET CUL-DE-SAC LOCATION**  
**CLOSE TO GRAMMAR SCHOOLS**  
**SIX BEDROOMS**  
**LARGE OPEN OPEN PLAN KITCHEN**  
**BI-FOLDING DOORS TO GARDEN**  
**GARAGE & DRIVEWAY PARKING**  
**GUEST CLOAKROOM**  
**GAS CENTRAL HEATING**  
**NO ONWARD CHAIN**











Approximate Gross Internal Area  
 Ground Floor = 72.1 sq m / 776 sq ft  
 First Floor = 50.9 sq m / 548 sq ft  
 Second Floor = 33.8 sq m / 364 sq ft  
 Garage = 11.5 sq m / 124 sq ft  
 Total = 168.3 sq m / 1,812 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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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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