



Estate Agents
Hurst

80 Hughenden Road, High Wycombe, Bucks, HP13 5DU

£385,000

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A really well presented and character filled, three-bedroom, semi-detached property that is set over three floors and would make an excellent first time purchase or buy to let investment with a rental figure of circa £1800 PCM or the potential to convert into a HMO subject to obtaining the relevant license. This superb property sits on a popular road, located in the town centre and is just a short walk of High Wycombe train station which offers a direct line service into London Marylebone, making it perfect for those looking commute, as well as being just a couple of minutes walk of the National Trust Hughenden Park, offering miles of countryside walks on your doorstep. The property has undergone a large amount change over the years and really offers the new buyer a stunning home with an ability to move straight in and now comes with two bathrooms. The accommodation comprises; hallway with stairs leading to first floor, sitting room with bay window to front aspect and character featured fireplace, dining room with large log burner, fitted kitchen, conservatory with doors to rear garden, downstairs shower room, three bedrooms and family bathroom. The property further benefits from double glazing, electric heating, driveway parking, larger than average rear garden which is surprisingly secluded given it's central location in the town and it also provides a patio area and side access. This really is a superb property and we expect it to gain a lot of interest so an early booking is highly recommended.



THREE BEDROOM SEMI-DETACHED PROPERTY

TWO BATHROOMS

DOUBLE GLAZED & ELECTRIC HEATING

DRIVEWAY PARKING

THREE RECEPTION ROOMS

IDEAL BUY TO LET OR FIRST TIME HOME

WALKING DISTANCE OF TOWN CENTRE & TRAIN STATION

NO ONWARD CHAIN

INTERNAL AND EARLY VIEWING ADVISED

LARGER THAN AVERAGE REAR GARDEN







Hughenden Road

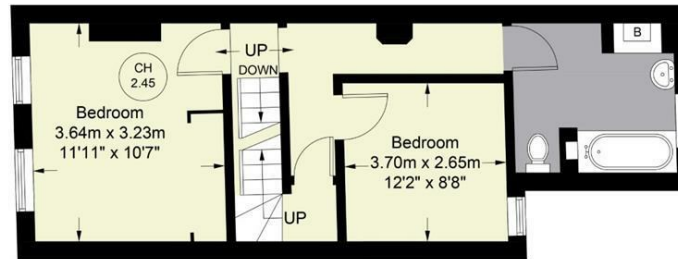
Approximate Gross Internal Area
 Ground Floor = 681 sq ft / 63.3 sq m
 First Floor = 387 sq ft / 36.0 sq m
 Second Floor = 196 sq ft / 18.2 sq m
 Total = 1264 sq ft / 117.5 sq m



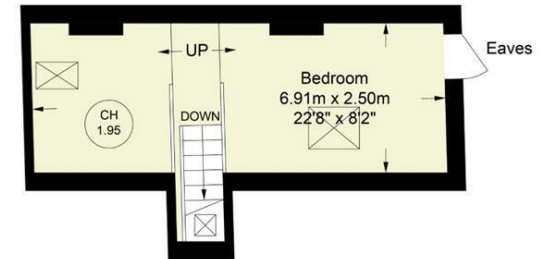
= Reduced headroom below 1.5m / 5'0"



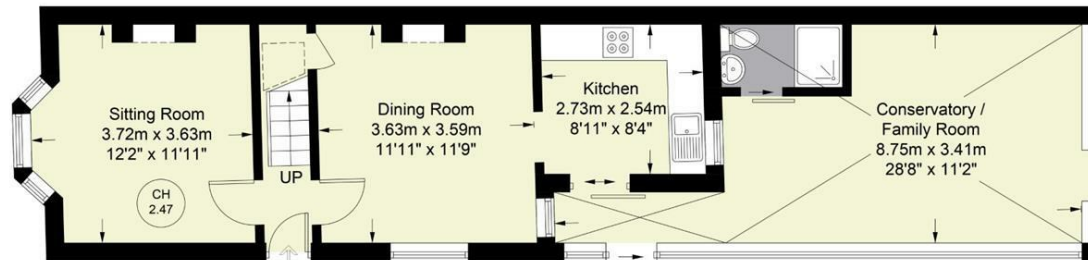
= Ceiling Height



FIRST FLOOR



SECOND FLOOR



GROUND 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.



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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