



Estate Agents
Hurst

117 Littleworth Road, High Wycombe, Buckinghamshire, HP13 5UZ

£475,000

117 Littleworth Road, High Wycombe, Buckinghamshire, HP13 5UZ

A rare opportunity to acquire this superb, three bedroom cottage that has been extremely well cared for and is offered to the market in good condition throughout. This wonderful home is located close to Downley Common in the South Bucks town of High Wycombe, giving a superb blend/feel of village life, yet close enough to the town centre to easily enjoy its benefits and at the same time offering the commuters speedy access to London with a direct line railway service on the Chiltern Line to London Marylebone. This home is offered to the market with no onward chain and would make an ideal home to first time purchasers, those upsizing from their first home and small families, as you are just a short distance of an array of local schools. The accommodation includes; entrance porch, Spacious lounge open plan dining room with feature fireplace housing a log burner, fitted kitchen and downstairs bathroom, and on the first floor you have three bedrooms and a guest cloakroom. The property also benefits from gas central heating, double glazing, garage for storage only and an adjoining store unit, driveway parking with side access, enclosed and level rear garden with patio area, large lawn and is South West in facing. For those looking to commute to London this property offers excellent access to the M40 as well as having Saunderton, Risborough and High Wycombe train stations. The property is also just a minute walk from Downley Common and the National Trust Parkland at Hughenden Park which offer miles of countryside walks on your doorstep.

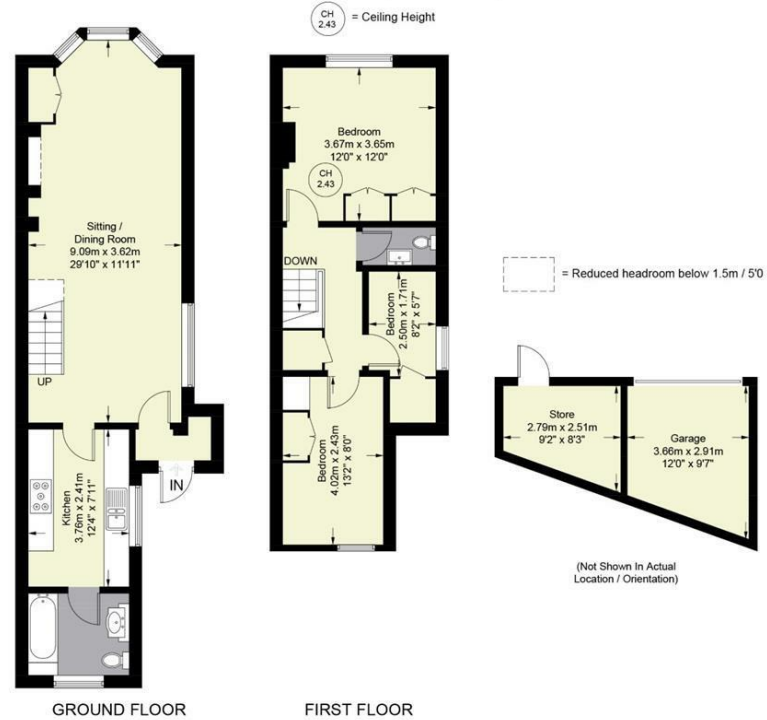
THREE BEDROOM SEMI -DETACHED COTTAGE
NO ONWARD CHAIN WITH THIS PROPERTY
PRESENTED IN GOOD CONDITION THROUGHOUT
GAS CENTRAL HEATING AND DOUBLE GLAZED
LOG BURNER IN LOUNGE AREA
CLOSE TO DOWNLEY COMMON
GARAGE AND STORAGE AREAS TO REAR GARDEN
SOUGHT-AFTER LOCATION
CLOSE TO SCHOOLS AND LOCAL AMENITIES
INTERNAL VIEWING ADVISED







Littleworth Road
 Approximate Gross Internal Area
 Ground Floor = 521 sq ft / 48.4 sq m
 First Floor = 407 sq ft / 37.8 sq m
 Outbuilding = 164 sq ft / 15.2 sq m
 Total = 1092 sq ft / 101.4 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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk