



## 12 The Pastures, High Wycombe, Bucks, HP13 5LZ

A superb opportunity to acquire this extended, three bedroom, semi-detached family home that has been really well cared for by its present owner, and would appear to lend itself to further, and significant expansion to the side and rear of the property, subject to obtaining the relevant planning permissions. The property is situated close to the village centre with its superb amenities, excellent first and primary schools and offering an abundance of countryside walk across to West Wycombe, Hughenden National Parkland and beyond, whilst also being in close proximity to the town centre and train station that offers a direct line service into London Marylebone. The accommodation includes; entrance hall, modern fitted and open plan kitchen/breakfast/dining room with French doors opening to the rear garden, large lounge with feature fireplace and bay window to front aspect, utility room with access to garage and garden, three bedrooms and family bathroom. The property also benefits from UPVC double glazing, gas central heating, garage with driveway parking for three/four vehicles and a well established and level rear garden that comes with a large decking area and feels extremely secluded. An internal viewing is highly recommend and there is a short and complete chain above already in place.



**EXTENDED THREE BEDROOM SEMI-DETACHED  
LEVEL PLOT WITH SPACIOUS DRIVEWAY  
GAS CENTRAL HEATING AND DOUBLE GLAZED  
EXTENDED TO THE REAR WITH UTILITY ROOM  
CLOSE TO VILLAGE CENTRE  
POTENTIAL FOR FURTHER EXPANSION STPP  
INTERNAL VIEWING ADVISED  
IDEAL FAMILY HOME  
HUGE OPEN PLAN LIVING AREA  
MILES OF COUNTRYSIDE WALKS NEARBY**

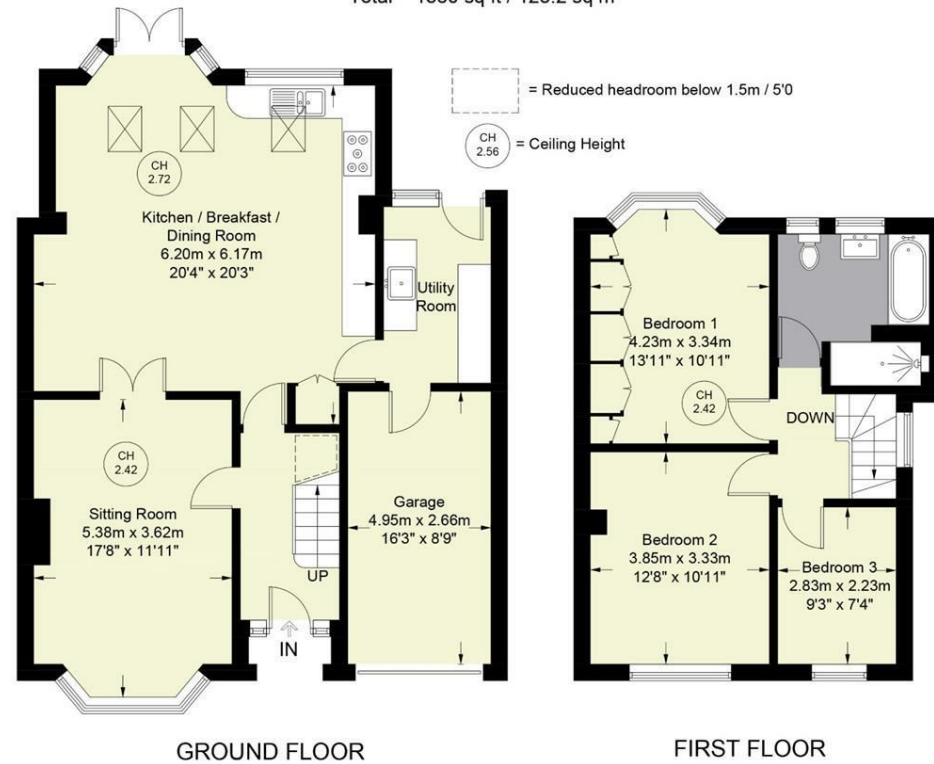






## The Pastures

Approximate Gross Internal Area  
 Ground Floor = 889 sq ft / 82.6 sq m (Including Garage)  
 First Floor = 491 sq ft / 45.6 sq m  
 Total = 1380 sq ft / 128.2 sq m



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.

**Hursts** Estate Agents

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](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)