



Estate Agents  
**Hurst**

86 Cock Lane, High Wycombe, Bucks, HP13 7EA  
£500,000

# 86 Cock Lane, High Wycombe, Bucks, HP13 7EA

Situated in an extremely popular road, located to the East side of High Wycombe is this extended, three bedroom, detached chalet bungalow offered in good condition throughout. This lovely family home provides superb access to Junction 3 of the M40, miles of countryside walks on your doorstep, is in the catchment for the Penn schools and just a short drive of Wycombe's town centre and train station that offers a direct line service to London Marylebone. The accommodation includes; entrance hall, living room, dining room, fitted kitchen with access to rear garden, three bedrooms and family bathroom. The property also benefits from; gas central heating, double glazing, large detached garage which provides a utility room and outside toilet, driveway parking for several vehicles and an enclosed and mature rear garden that is mainly level with various flower and shrub borders and greenhouse. This really is a rare opportunity to acquire a wonderful home in a sought after location and we expect there to be a good level of interest so an early viewing is recommended.



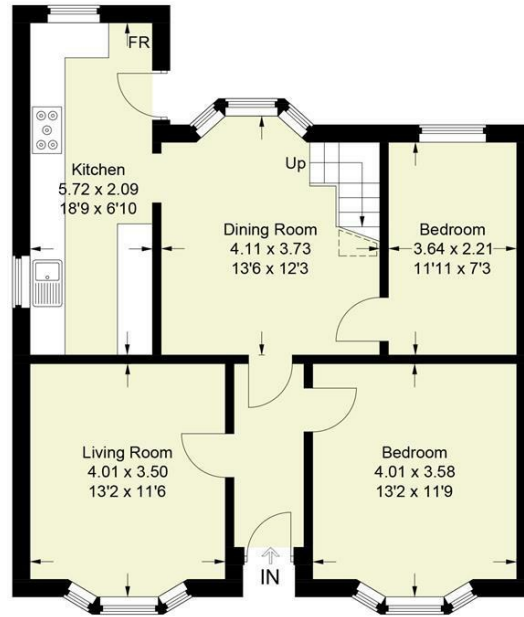
**THREE BEDROOM DETACHED CHALET BUNGALOW  
DETACHED GARAGE WITH UTILITY ROOM & W/C  
GAS CENTRAL HEATING AND DOUBLE GLAZED  
LOUNGE & DINING ROOM  
FITTED KITCHEN  
POTENTIAL FOR FURTHER EXPANSION STPP  
CATCHMENT FOR PENN SCHOOLS  
INTERNAL VIEWING ADVISED  
IDEAL FAMILY HOME  
THREE GOOD SIZE BEDROOMS**



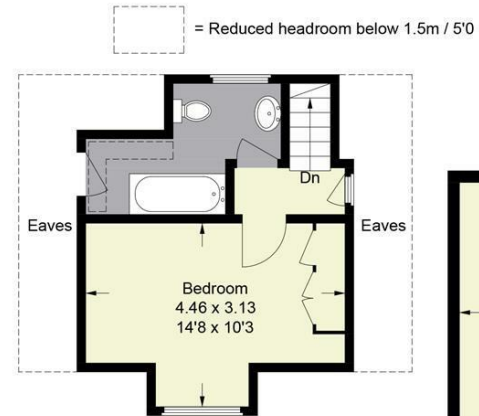




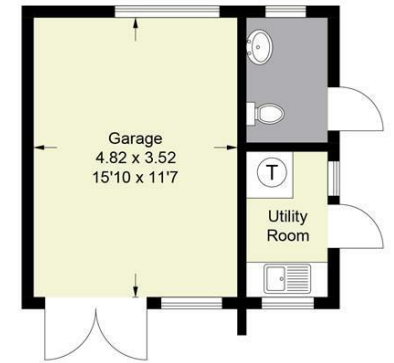
Approximate Gross Internal Area  
 Ground Floor = 67.9 sq m / 731 sq ft  
 First Floor = 20.8 sq m / 224 sq ft  
 Garage = 24.2 sq m / 260 sq ft  
 Total = 112.9 sq m / 1,215 sq ft



Ground Floor



Roof Room



(Not Shown In Actual Location / Orientation)

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.  
 © CJ Property Marketing Ltd Produced for Hurst



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