



Estate Agents  
**Hurst**

1b Combe Rise, High Wycombe, Bucks, HP12 4JE  
£485,000

# 1b Combe Rise, High Wycombe, Bucks, HP12 4JE

Hurst are pleased to offer to the market this rarely available, four bedroom, semi-detached family home that provides spacious accommodation throughout and is situated in this sought-after and quiet cul-de-sac located to the West side of High Wycombe. This ideal family home is positioned at the bottom of New Road, located to the west of the town centre, perfect placed for those looking to commute, with its easy access to junction four of the M40, walking distance of all the local schools and just a short drive to John Lewis, retail outlet and Booker Common which offers miles of countryside walks on your doorstep, West Wycombe village is also within easy reach. The accommodation includes; entrance hallway, fitted kitchen, huge lounge/dining room with patio doors to conservatory and French doors to rear garden, partially converted garage into family room/utility space that could also accommodate a downstairs toilet/shower room should someone wish to convert this space, four bedrooms and family bathroom with separate w/c. The property also benefits from; gas central heating, double glazing, ample driveway parking to the front and a very secluded and enclosed South/West facing rear garden which is level and provides side access. This truly is a superb family home and an early viewing is recommended.



**FOUR BEDROOM FAMILY HOME**  
**PARTIALLY CONVERTED GARAGE**  
**DRIVEWAY PARKING FOR SEVERAL CARS**  
**LEVEL REAR GARDEN**  
**GOOD ACCESS TO JUNC 4 OF THE M40**  
**INTERNAL VIEWING ADVISED**  
**QUIET CUL-DE-SAC TO WEST SIDE OF THE TOWN**  
**HUGE LOUNGE/DINING ROOM**  
**GOOD CONDITION THROUGHOUT**  
**IDEAL FAMILY HOME**

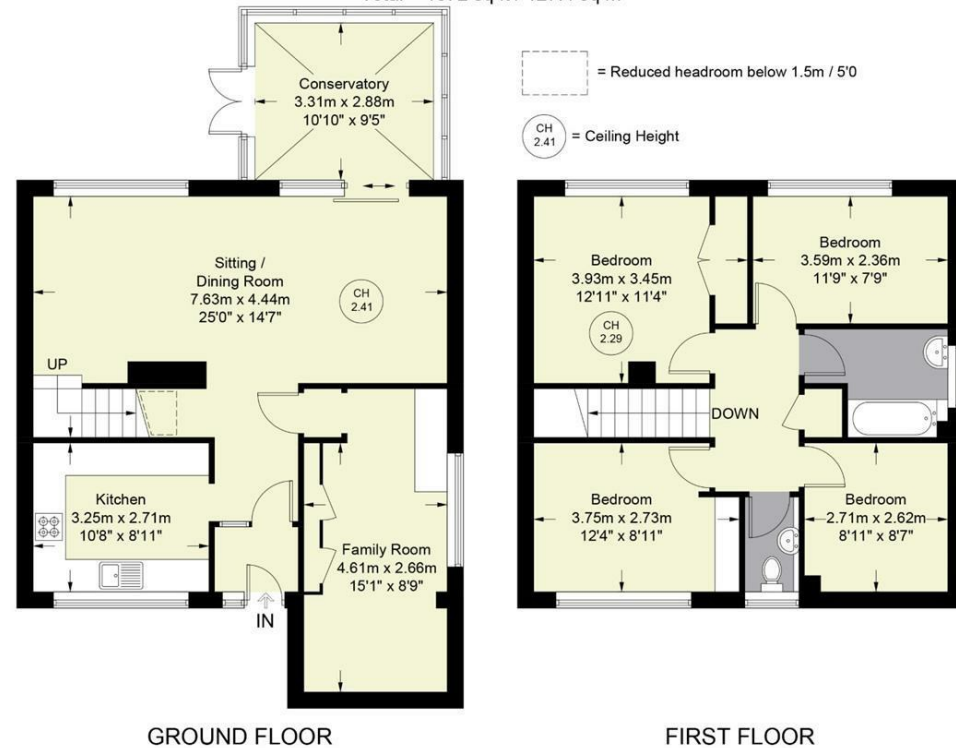






## Combe Rise

Approximate Gross Internal Area  
 Ground Floor = 771 sq ft / 71.6 sq m  
 First Floor = 601 sq ft / 55.8 sq m  
 Total = 1372 sq ft / 127.4 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.



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)