



Estate Agents
Hurst

5 Woodland Close, High Wycombe, Buckinghamshire, HP12 4HB

£375,000

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Offered to the market with NO ONWARD CHAIN is this three bedroom semi detached family home requiring modernisation throughout. With POTENTIAL TO EXTEND (STPP) this property offers a buyer lots of scope to improve and extend to the rear and side of the property. Woodland Close is a quiet tucked away cul-de-sac on the west side of High Wycombe within close proximity to junction 4 of the M40 and two of the towns most highly regarded grammar schools: Wycombe High & John Hampden. The accommodation comprises: entrance porch, living room with bay window, dining room, kitchen, rear lobby area, utility room with W/C, three bedrooms and family bathroom. The property further benefits: large side & rear garden, garage, work shop, gas central heating (boiler last serviced in September 2024), double glazing, boarded loft storage with pull down ladder & lighting.



REQUIRING MODERNISATION
POTENTIAL TO EXTEND (STPP)
NO ONWARD CHAIN
LARGE REAR GARDEN
QUIET CUL-DE-SAC LOCATION
THREE BEDROOMS
UTILITY ROOM WITH W/C
GARAGE
GAS CENTRAL HEATING
EPC RATING: C







Woodland Close

Approximate Gross Internal Area
 Ground Floor = 662 sq ft / 61.5 sq m
 First Floor = 492 sq ft / 45.7 sq m
 Outbuildings = 232 sq ft / 21.6 sq m
 Total = 1386 sq ft / 128.8 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.

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