



Estate Agents
Hurst

12 Greaves Road, High Wycombe, Buckinghamshire, HP13 7JU
£425,000

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Hurst are pleased to bring to the market this extended and extremely well presented, three bedroom semi-detached property that also comes with a large summer house and annex. This wonderful home is situated just a short walk of High Wycombe's train station which offers a direct line service to London Marylebone making it an excellent purchase for anyone looking to commute to London whilst also providing superb access to the town centre and Royal Grammar School. This ideal family home has undergone a huge transformation and is presented in almost shower home style condition and benefits from two large outbuildings that could provide work from home space or additional reception areas that are perfect for entertaining. The accommodation includes; entrance hall, large open plan lounge/dining room, inner hallway with storage cupboard and access to modern bathroom, fitted kitchen with door to rear garden, master bedroom with en-suite shower room, two further bedrooms. The property also benefits from; large summer house at the far end of the garden, an annex that with further planning could become part of the existing property subject to obtaining the relevant planning permissions, gas central heating, UPVC double glazed, driveway parking, enclosed rear garden with spacious decking area with steps leading down to a lawn area that feels extremely secluded and also provides a storage shed. This really is a wonderful family home that offers huge amounts of accommodation and flexibility in its layout and an internal viewing is advised.



THREE BEDROOM FAMILY HOME

ANNEX OUTBUILDING / SUMMER HOUSE

DRIVEWAY PARKING

GOOD SIZE GARDEN WITH SECLUDED FEEL

QUIET CUL-DE-SAC LOCATION

CLOSE TO TRAIN STATION & TOWN CENTRE

SUPERB FAMILY HOME

GOOD CONDITION & RECENTLY RENOVATED

GAS CENTRAL HEATING & DOUBLE GLAZED

EARLY VIEWING ADVISED

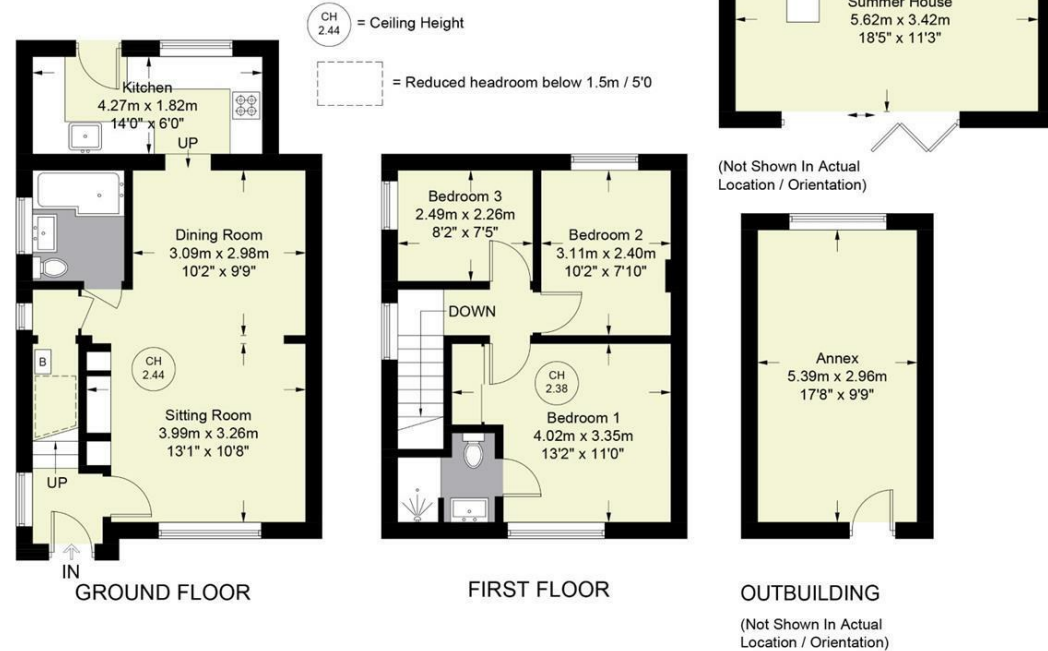






Greaves Road

Approximate Gross Internal Area
 Ground Floor = 457 sq ft / 42.5 sq m
 First Floor = 353 sq ft / 32.8 sq m
 Outbuildings = 383 sq ft / 35.6 sq m
 Total = 1193 sq ft / 110.9 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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