





# 93 Beech Road, High Wycombe, Buckinghamshire, HP11 1SW

Hurst are pleased to offer to the market this extended, five bedroom, semi-detached property that provides spacious and versatile living accommodation as well as an annex style set up to the side of the property. The property has been tastefully extended downstairs and also benefits from a well thought through loft conversion that includes an en-suite to the master bedroom that also comes with a Juliet balcony. The location is also a huge plus point to this property, which is located on the East side of High Wycombe and within a short walk of local shops, Wycombe Marsh and offers excellent access to junction 3 of the M40 motorway making it perfect for those looking to commute. The accommodation includes; entrance porch, hallway, downstairs bathroom, living room, family room, modern fitted kitchen/breakfast room with French doors opening onto rear garden that is partially covered by a lean to, three bedrooms and shower room on the first floor and master bedroom with en-suite in the loft. The annex area consists of lounge open plan kitchen with spiral staircase leading to bedroom. The property also benefits from; gas central heating, UPVC double glazing, driveway parking for several vehicles and an enclosed, level rear garden that provides a covered patio area, large summer house and artificial grass. This really is a superb home and an internal viewing is highly recommended.



**FIVE BEDROOM FAMILY HOME WITH ANNEX AREA**  
**DRIVEWAY PARKING FOR SEVERAL VEHICLES**  
**MODERNISED THROUGHOUT WITH NEW ELECTRICS**  
**& HEATING**  
**THREE BATHROOMS**  
**VERSATILE ACCOMODATION THROUGHOUT**  
**LARGE SUMMER HOUSE**  
**QUIET CUL-DE-SAC OFF KINGSMEAD ROAD**  
**NEARLY 1800 SQ FT OF LIVING SPACE**  
**CLOSE TO JUNCTION 3 OF M40**  
**INTERNAL VIEWING ADVISED**



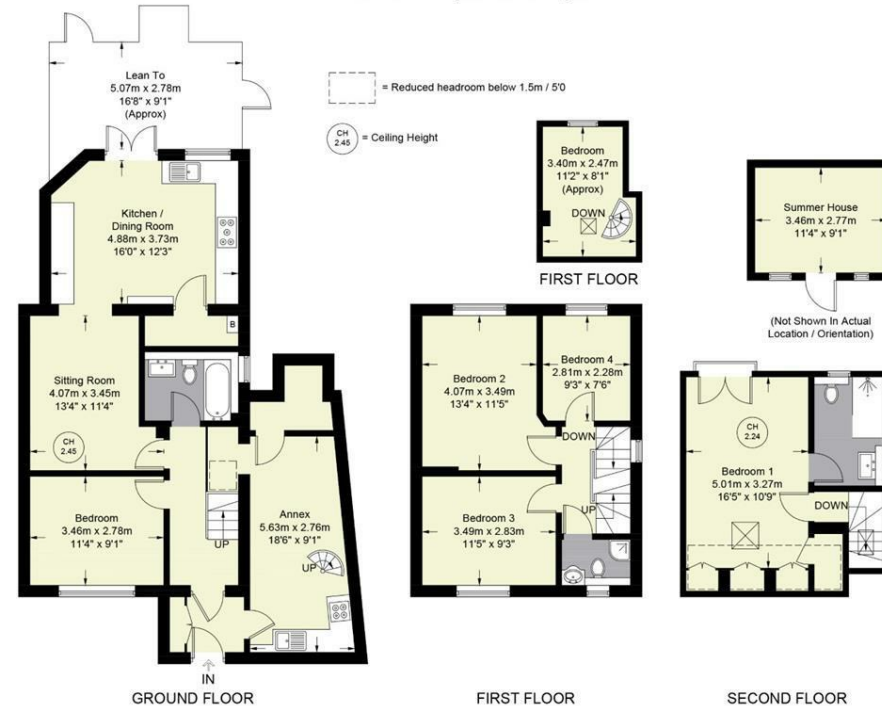






## Beech Road

Approximate Gross Internal Area  
 Ground Floor = 862 sq ft / 80.1 sq m  
 First Floor = 496 sq ft / 46.1 sq m  
 Second Floor = 303 sq ft / 28.2 sq m  
 Outbuilding = 102 sq ft / 9.5 sq m  
 Total = 1763 sq ft / 163.9 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.

Hurst  
 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.

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