





## 23 Abbey Barn Road, High Wycombe, Buckinghamshire, HP11 1RR

A bright and spacious four bedroom DETACHED family home offered to the market with NO ONWARD CHAIN and requiring an element of modernisation throughout. The property is located on the sought after Loudwater side of High Wycombe within close proximity to junction 3 of the M40 and the Ryemead Retail Park. The accommodation comprises: entrance hall, guest cloakroom, large living room, conservatory, fitted kitchen, four bedrooms and large four piece family bathroom. The property further benefits: enclosed front and rear gardens (with side gate access), gated driveway parking, large garage (18'1" x 8'6"), gas central heating and UPVC double glazing.

**DETACHED FAMILY HOME  
FOUR BEDROOMS  
GATED DRIVEWAY PARKING  
GARAGE  
FOUR PIECE FAMILY BATHROOM  
GUEST CLOAKROOM  
ENCLOSED REAR GARDEN  
CLOSE TO J.3 OF M40  
NO ONWARD CHAIN  
UPVC DOUBLE GLAZING**





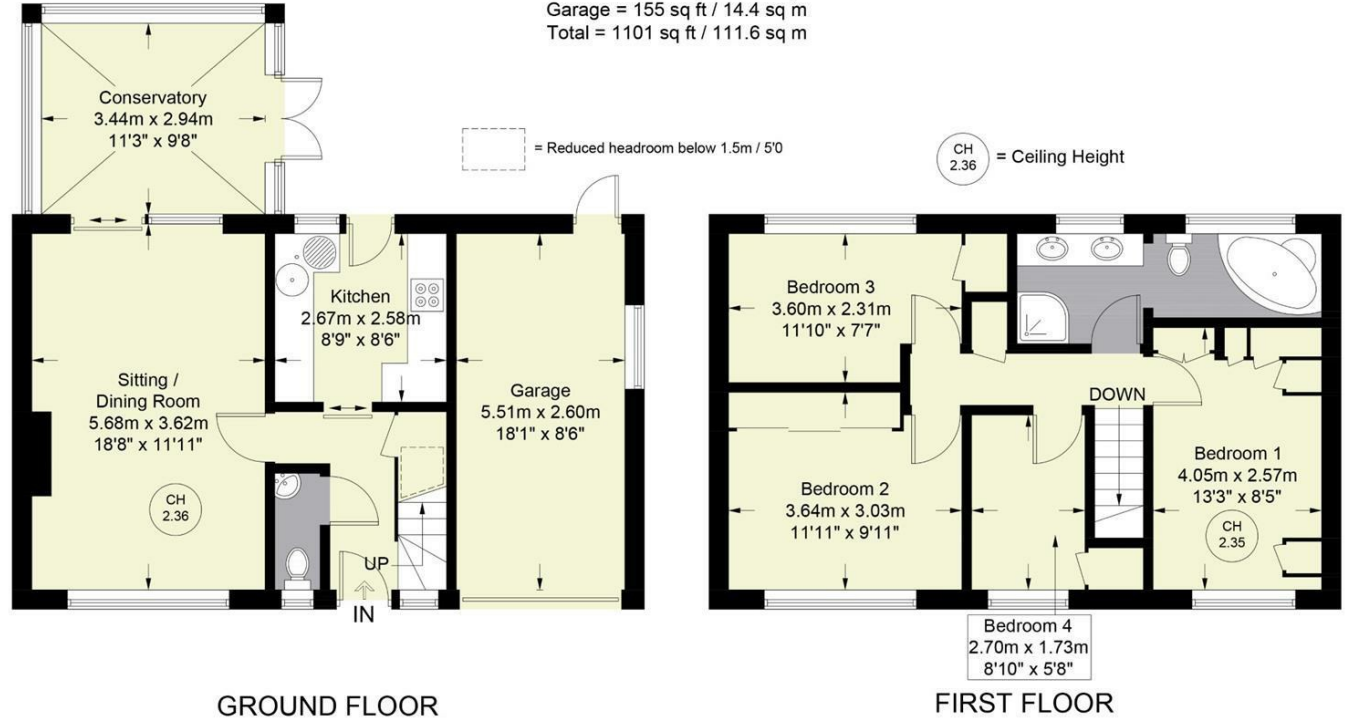






## Abbey Barn Road

Approximate Gross Internal Area  
Ground Floor = 405 sq ft / 46.9 sq m  
First Floor = 541 sq ft / 50.3 sq m  
Garage = 155 sq ft / 14.4 sq m  
Total = 1101 sq ft / 111.6 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.

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)