



# 74 New Road, High Wycombe, Buckinghamshire, HP12 4LG

Hurst are pleased to offer to the market this extended and extremely versatile, four bedroom semi-detached property that is offered in good condition throughout. This property really would make an ideal family home with its spacious ground floor layout that now provides four reception rooms. This popular home is located to West of the town centre, perfectly 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. The accommodation includes; entrance porch, hallway, family room, study, dining room, open plan modern fitted kitchen/breakfast room, enormous sitting room with bi-fold doors opening to the rear garden, utility room, downstairs additional bathroom, four bedrooms and family bathroom. The property also benefits from; gas central heating, double glazing, driveway parking and an enclosed south/west facing rear garden. An internal viewing is highly recommended to fully appreciate the properties size and layout.



**EXTENDED FOUR BEDROOM SEMI-DETACHED**

**OVER 1700 SQ FT OF ACCOMMODATION**

**TWO BATHROOMS & UTILITY ROOM**

**FOUR RECEPTION ROOMS**

**EASY ACCESS TO JUNCTION 4 OF THE M40**

**DOUBLE GLAZED & GAS CENTRAL HEATING**

**IDEAL FAMILY HOME**

**ENCLOSED TWO TIERD GARDEN WITH DECKING  
AREA**

**SOUTH/WEST FACING REAR GARDEN**

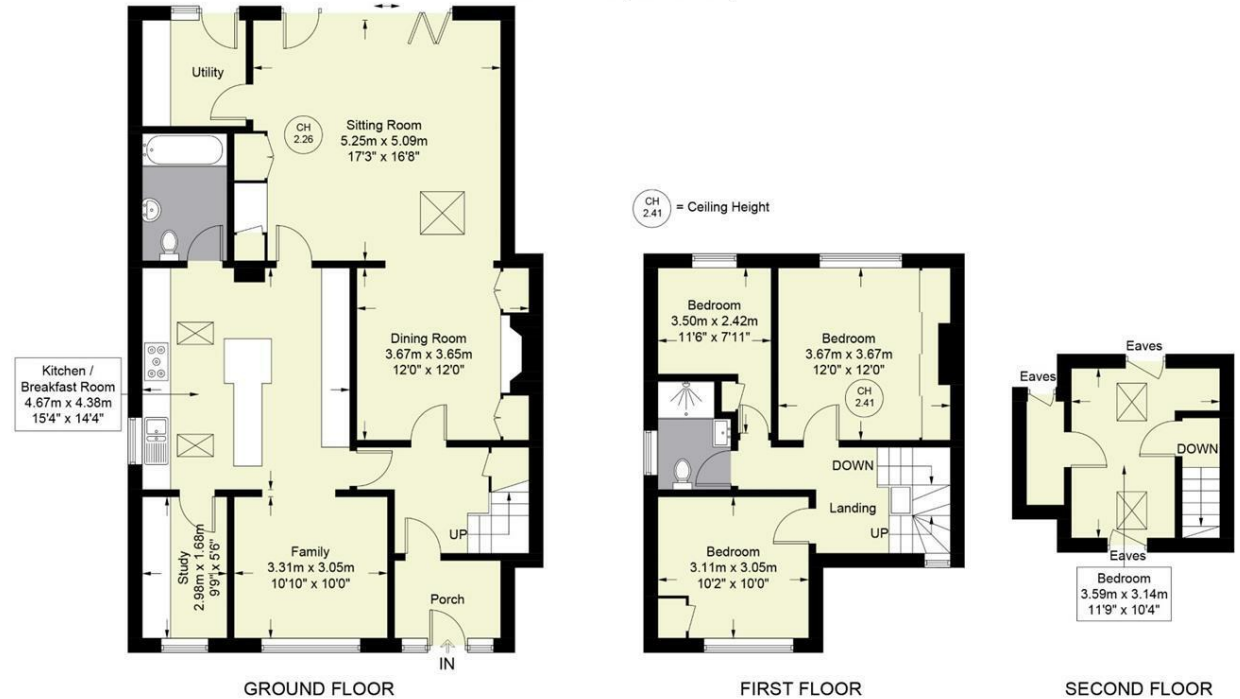
**INTERNAL AND EARLY VIEWING ADVISED**





## New Road

Approximate Gross Internal Area  
 Ground Floor = 1119 sq ft / 104 sq m  
 First Floor = 466 sq ft / 43.3 sq m  
 Second Floor = 148 sq ft / 13.8 sq m  
 Total = 1733 sq ft / 161.1 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.

**Hursts**  
 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)