



3 Malmers Well Road, High Wycombe, Buckinghamshire, HP13 6PD

A bright and spacious four bedroom town house with a converted loft room located in a quiet cul-de-sac just short walk to High Wycombe train station, town centre and the Royal Grammar School. The accommodation comprises; entrance porch, hallway, guest cloakroom/shower room, study/bedroom four, L-Shape lounge/diner, spacious kitchen/breakfast room with breakfast bar, three further bedrooms to the second floor along with a modern fitted shower room. The property further benefits; driveway parking for two cars, integral garage (which could be converted into further living accommodation), enclosed rear garden, gas central heating and UPVC double glazing.

NO ONWARD CHAIN

SHORT WALK TO TRAIN STATION

GOOD CONDITION THROUGHOUT

FOUR BEDROOMS

GUEST CLOAKROOM/SHOWER ROOM

L-SHAPE LOUNGE/DINER

KITCHEN/BREAKFAST ROOM

VERSATILE LOFT ROOM

GAS CENTRAL HEATING

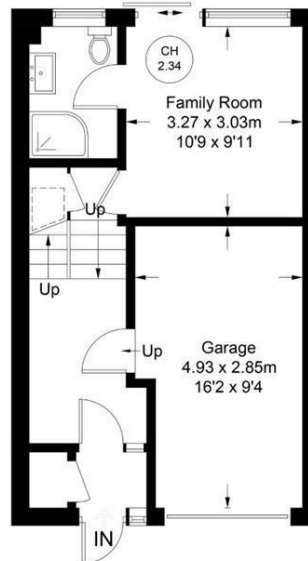
UPVC DOUBLE GLAZING



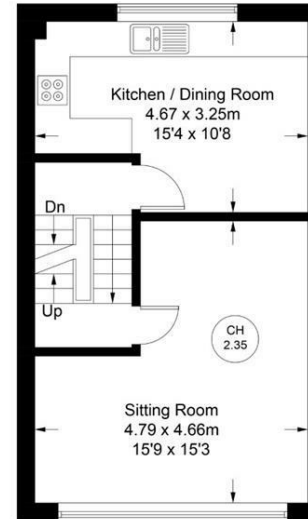




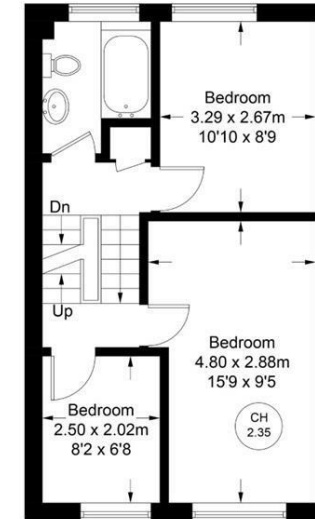
Approximate Gross Internal Area
 Ground Floor = 38.4 sq m / 413 sq ft (Including Garage)
 First Floor = 38.1 sq m / 410 sq ft
 Second Floor = 38.1 sq m / 410 sq ft
 Third Floor = 14.6 sq m / 157 sq ft
 Total = 129.2 sq m / 1390 sq ft



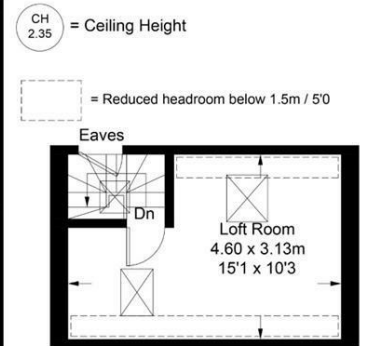
Ground Floor



First Floor



Second Floor



Third Floor

Floor Plan created 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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