





# 1 Plumer Road, High Wycombe, Bucks, HP11 2SS

Hurst are pleased to offer to the market this 1920's, three bedroom detached house conveniently located just a short walk of High Wycombe shopping and transport facilities as well as only a 10 minute walk of Wycombe High and John Hampden Grammar Schools. This ideal family home is perfect for those looking to commute to London with easy access to the train station that offers a direct line service to London Marylebone and junction 4 of the M40. The accommodation includes; entrance hall, guest cloakroom, living room with bay window to front aspect, dining room, modern fitted kitchen/breakfast room, three large bedrooms and contemporary family bathroom. The property also benefits from; gas central heating, UPVC double glazing, externally accessed cellar storage room, south facing rear garden and block paved driveway parking for two-three vehicles. This property is also offered to the market with no onward chain.

**THREE BEDROOM DETACHED FAMILY HOME**  
**DRIVEWAY PARKING**  
**EASY ACCESS TO TRAIN STATION & M40**  
**NO ONWARD CHAIN**  
**TWO RECEPTION ROOMS**  
**CELLAR WHICH IS ACCESSED FROM OUTSIDE**  
**GAS CENTRAL HEATING & DOUBLE GLAZED**  
**KITCHEN/BREAKFAST ROOM**  
**ENCLOSED SOUTH FACING REAR GARDEN**  
**EARLY AND INTERNAL VIEWING ADVISED**



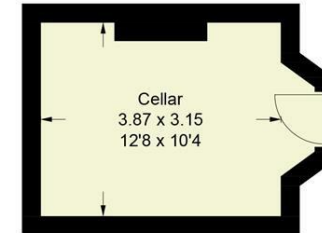




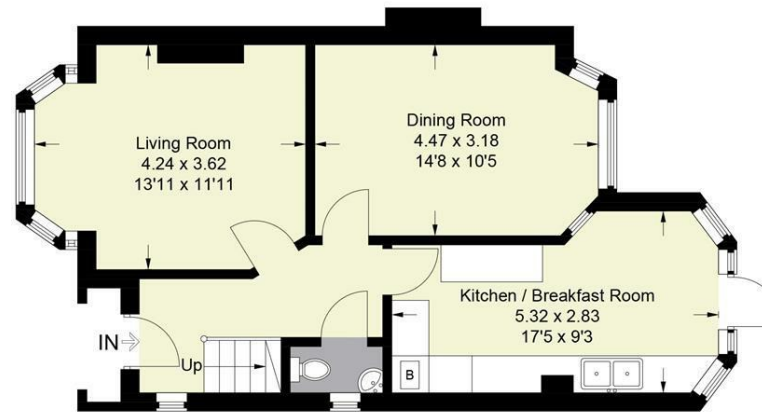




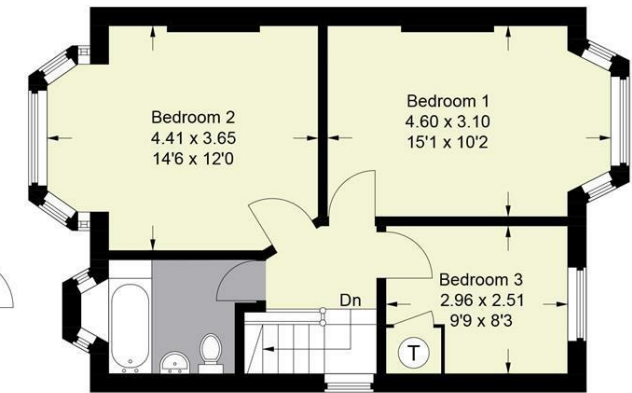
Approximate Gross Internal Area  
 Ground Floor = 52.2 sq m / 562 sq ft  
 First Floor = 45.7 sq m / 492 sq ft  
 Cellar = 13.2 sq m / 142 sq ft  
 Total = 111.1 sq m / 1,196 sq ft



Cellar



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Estate Agents  
**Hurst**

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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