





# 116 Bowerdean Road, High Wycombe, Buckinghamshire, HP13 6AZ

Offered to the market with NO ONWARD CHAIN is this EXTENDED FOUR bedroom semi detached house with a double garage to the rear and driveway parking.

The property is located just a short walk of High Wycombe town centre and train station making it an ideal home for a first time buyer or buy to let investor. The accommodation comprises: entrance lobby, guest cloakroom, large living room with log burner, spacious kitchen/diner, four bedrooms and family bathroom. The property further benefits: NO ONWARD CHAIN, SOUTH FACING enclosed rear garden, double garage to the rear (accessed Via service road), driveway parking, gas central heating and UPVC double glazing.



**EXTENDED FAMILY HOME**

**FOUR BEDROOMS**

**DOUBLE GARAGE**

**DRIVEWAY PARKING**

**SPACIOUS KITCHEN/DINER**

**GUEST CLOAKROOM**

**LARGE LIVING ROOM**

**GAS CENTRAL HEATING**

**UPVC DOUBLE GLAZING**

**WALK OF TRAIN STATION & TOWN CENTRE**











## Bowerdean Road

Approximate Gross Internal Area  
 Ground Floor = 566 sq ft / 52.6 sq m  
 First Floor = 503 sq ft / 46.7 sq m  
 Garage = 297 sq ft / 27.6 sq m  
 Total = 1366 sq ft / 126.9 sq m



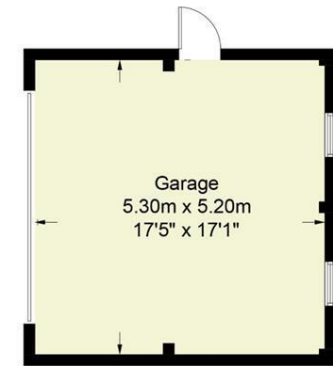
GROUND FLOOR



FIRST FLOOR

CH 2.44 = Ceiling Height

[Dashed box] = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)

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.

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