



85 Deeds Grove, High Wycombe, Bucks, HP12 3NY

We are delighted to bring to market this spacious and extended, four bedroom, detached family home that has been well cared for by and improved upon by its current owner and is offered in good condition throughout. This property is located just off Desborough Avenue, equal distance from the town centre and junction 4 of the M40 making it perfect for those looking to commute with High Wycombe train station also offering a direct service into London Marylebone, the central location also provides easy access to all the reputable local schools. The accommodation comprises a welcoming entrance hall, a spacious lounge/through diner that opens into a modern open-plan kitchen/breakfast room with door to rear garden, guest cloakroom, conservatory, study, principal bedroom with en-suite shower room, three further bedrooms, family bathroom and loft room. The property also benefits from a private and enclosed rear garden, which is of a generous size and comes with a large summer house to the rear with a large decking area, the rest of the garden is mainly lawn area with a large shingle patio that is perfect for entertaining, driveway parking for three to four vehicles, as well as gas central heating and double glazing throughout. This really is a sizeable family home and an internal viewing is highly recommended.

**EXTENDED FOUR BEDROOM DETACHED
SUMMER HOUSE TO THE REAR
SPACIOUS DRIVEWAY
OPEN PLAN KITCHEN AREA
LARGE REAR GARDEN
SOUTH FACING REAR GARDEN
GAS CENTRAL HEATING
IDEAL FAMILY HOME
GOOD SCHOOL CATCHMENT
CLOSE TO MOTORWAY**







Deeds Grove

Approximate Gross Internal Area
 Ground Floor = 724 sq ft / 67.3 sq m
 First Floor = 616 sq ft / 57.2 sq m
 Second Floor = 195 sq ft / 18.1 sq m
 Summer House = 323 sq ft / 30.0 sq m
 Total = 1858 sq ft / 172.6 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.

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