





# 241 Desborough Avenue, High Wycombe, Bucks, HP11 2TW

**\*\* OWNERS HAVE SECURED AN ONWARD PURCHASE - PRICED REDUCED SIGNIFICANTLY TO ACHIEVE A QUICK SALE \*\***

A unique and rarely available four-bedroom detached family home that has been extended and newly refurbished in 2022 to offer a spacious and versatile living space. It is ideally located just around the corner from John Hampden Grammar School and Wycombe High School, both within walking distance. The property also provides easy access to Junction 4 of the M40 and the train station, making it perfect for those commuting to London. The accommodation comprises a reception hall, a guest cloakroom, an extended modern fitted kitchen/breakfast room with an open-plan dining area, and bi-fold doors that lead directly into the garden.

There is also a utility room, a lounge, four bedrooms, and a family bathroom. The fourth bedroom is downstairs and benefits from an en-suite bathroom. Additional features include a spacious driveway with parking for several vehicles, a large tiered rear garden with various decking and patio areas, gas central heating, and double glazing. With its excellent location and desirable features, we expect this property to be in high demand, so we recommend booking a viewing to avoid disappointment.

**REDUCED FOR QUICK SALE!**

**EXTENDED FOUR BEDROOM DETACHED HOME**

**REFURBISHED THROUGHOUT**

**DRIVEWAY PARKING FOR 5/6 CARS**

**DESIREABLE SCHOOL CATCHMENT**

**LARGE REAR GARDEN**

**IDEAL FAMILY HOME**

**CLOSE TO MOTORWAY**

**OPEN PLAN KITCHEN AREA**

**IMMACULATE CONDITION THROUGHOUT**





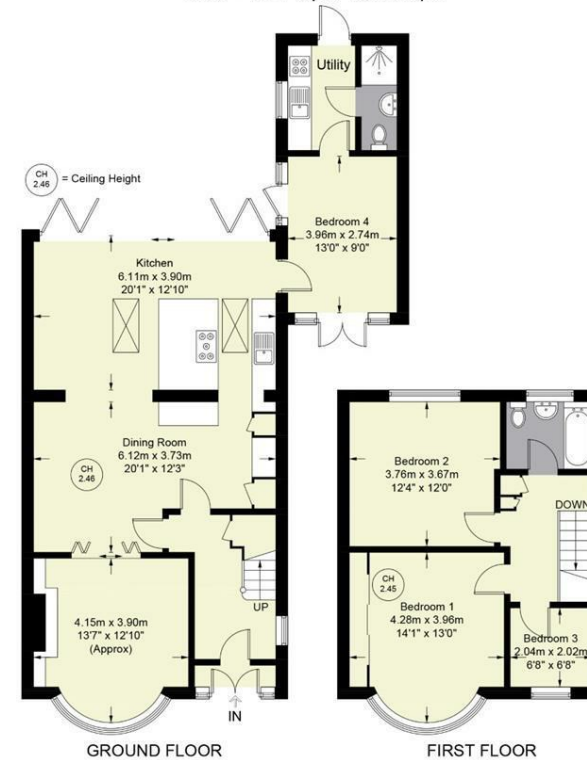






## Desborough Avenue

Approximate Gross Internal Area  
Ground Floor = 979 sq ft / 91.0 sq m  
First Floor = 491 sq ft / 45.6 sq m  
Total = 1470 sq ft / 136.6 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.

**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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