



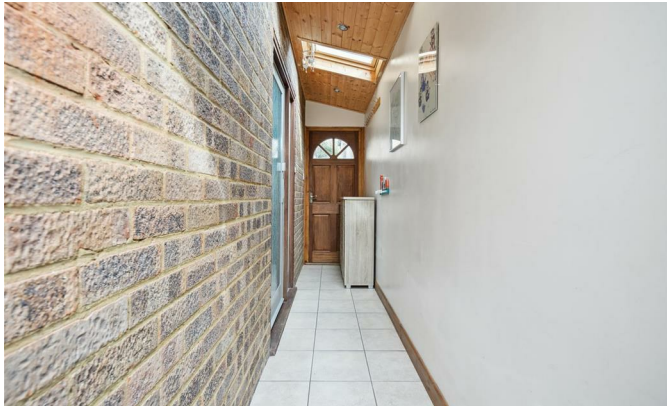
9 Elora Road, High Wycombe, Bucks, HP13 7LL

Hurst are pleased to offer to the market, this spacious three/four bedroom, semi-detached family home that has been well maintained by its present owner and now provides a further reception room or downstairs bedroom following the conversion of the garage. This spacious home is situated in an extremely popular and quiet cul-de-sac, just North of High Wycombe's town centre and a short drive of the train station, which offers a direct line service to London Marylebone making this an excellent purchase for anyone looking to commute. The other positive with this property is that it sits on a fairly level plot and is within walking distance of the Royal Grammar School. The accommodation includes; entrance porch with door to rear garden, front door to entrance hall, guest cloakroom, spacious sitting room/dining room with patio doors opening to the rear garden, study/bedroom four, modern fitted kitchen, three good size bedrooms and family bathroom. The property also benefits from; gas central heating, double glazed, driveway parking for two vehicles, enclosed rear garden which is mainly laid to lawn with a spacious patio area that is perfect for entertaining. This really is a wonderful family home, close to the town centre and an internal viewing is highly recommended.

**THREE / FOUR BEDROOM SEMI-DETACHED
DRIVEWAY PARKING FOR TWO VEHICLES
QUIET CUL-DE-SAC LOCATION
CLOSE TO TOWN CENTRE & TRAIN STATION
ENCLOSED AND LEVEL REAR GARDEN
GUEST CLOAKROOM
CONVERTED GARAGE & SIDE PORCH
SPACIOUS LOUNGE/DINING ROOM
INTERNAL VIEWING ADVISED
IDEAL FAMILY HOME**



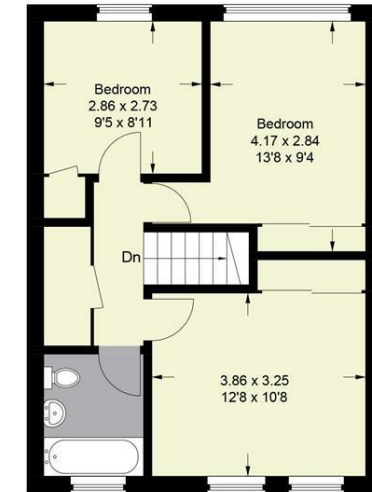




Approximate Gross Internal Area
Ground Floor = 65.2 sq m / 702 sq ft
First Floor = 47.6 sq m / 512 sq ft
Total = 112.8 sq m / 1,214 sq ft



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
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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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk