



The Nineteenth Hole, Ford Street, High Wycombe, Bucks, HP11 1RU

Situated, in an enviable and secluded position, in one of High Wycombe's most popular areas on the East side of the town, is this extended three-bedroom, semi-detached family home that is presented in good condition throughout. Positioned in this private cul-de-sac just off the London Road and providing quick access to Junction 3 of the M40, a number of well-regarded Grammar and Secondary Schools and is short cycle or about a half hour walk of Wycombe's town centre and train station, that offers a direct line service to London Marylebone, making it perfect for those looking to commute. The accommodation includes; entrance hall, open plan lounge/dining room/study, guest cloakroom, utility area, modern fitted kitchen, three good sized bedrooms and family bathroom. The property also benefits from; gas central heating, double glazing, driveway parking for several vehicles, a level, enclosed and secluded south-easterly facing rear garden that comes with a patio, lawns, tree borders, garden room / office (with light and power) and side access that would lend itself to a potential further extension subject to obtaining the relevant planning permission. Nearby, the property is walking distance of Primary Schools, Wycombe Retail Park for amenities and a gym, Rye Park and Kingsmead Park which offers multiple sports, netball, rugby, bowling, tennis, cricket, and open-air swimming at the Lido. This really is a rare opportunity to acquire a wonderful home in a sought-after location and we highly recommend an internal viewing to fully appreciate this property.



THREE BEDROOM SEMI-DETACHED HOME
SECLUDED POSITION IN POPULAR EAST SIDE OF TOWN
DOUBLE STOREY EXTENSION TO THE REAR
DRIVEWAY PARKING FOR THREE / FOUR VEHICLES
UTILITY ROOM & GUEST CLOAKROOM
WALKING DISTANCE TO PRIMARY SCHOOL/KINGSMEAD PARK/RETAIL PARK
GOOD ACCESS TO JUNCTION 3 OF THE M40
OPEN PLAN LOUNGE / DINING ROOM / STUDY
GARDEN ROOM / OFFICE WITH POWER
SOUTH-EASTERLY FACING LEVEL GARDEN ON A GOOD SIZE PLOT







Ford Street

Approximate Gross Internal Area
 Ground Floor = 608 sq ft / 56.5 sq m
 First Floor = 513 sq ft / 47.7 sq m
 Garden Room / Office = 111 sq ft / 10.3 sq m
 Total = 1232 sq ft / 114.5 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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