

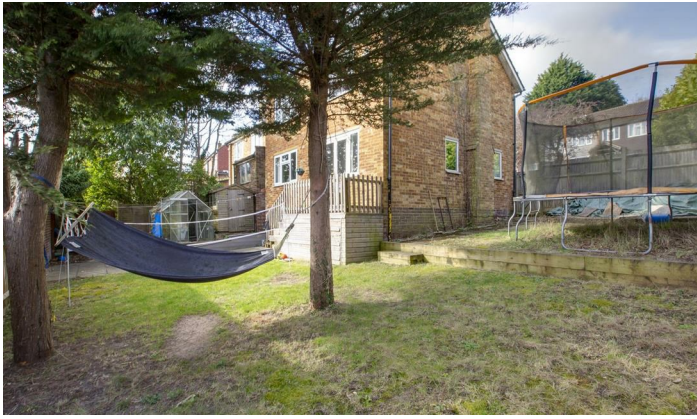


120 Deeds Grove, High Wycombe, Buckinghamshire, HP12 3NZ

A superb opportunity to purchase this three bedroom, corner plot, detached family home that has been vastly improved upon over the years by its current owner and is offered in excellent condition throughout. The property is situated close to the town centre of High Wycombe and is within walking distance of the train station which offers a direct-line service to London Marylebone, making it perfect for those looking to commute, as well as junction 4 of the M40 which is also just a few minutes drive from the house. Although this home is of a good size, there is still huge potential to expand this property further to either side and planning has been approved for this. The accommodation comprises; entrance hall, large sitting/ dining room, downstairs shower room, modern fitted kitchen with door to side access, three bedrooms and family bathroom. The property further benefits from; garage with driveway parking, spacious rear and side gardens which have undergone huge recent improvements and recently replaced fence and patio area, , double glazing and gas central heating. This truly is a wonderful family home and an early viewing is highly recommended, the property also comes with no onward chain.

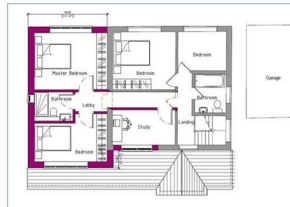
**THREE BEDROOM DETACHED
CORNER PLOT & NO CHAIN
GAS CENTRAL HEATING
DETACHED GARAGE & DRIVEWAY
EXCELLENT CONDITION
PLANNING APPROVED FOR EXTENSION
WONDERFUL FAMILY HOME
DOWNSTAIRS SHOWER ROOM
INTERNAL VIEWING ADVISED
CLOSE TO TOWN & STATION**



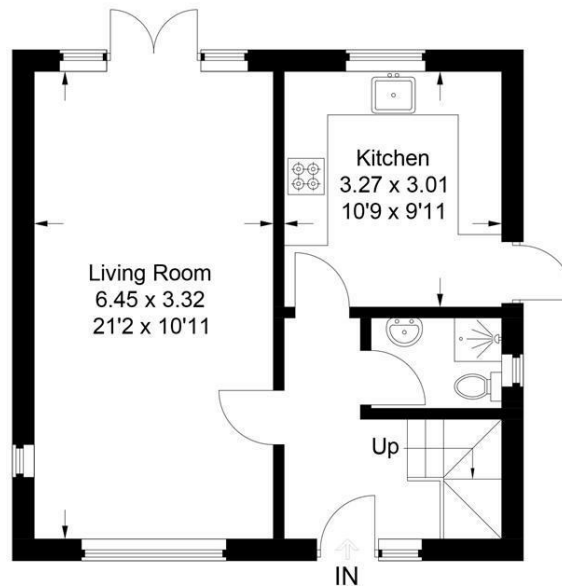




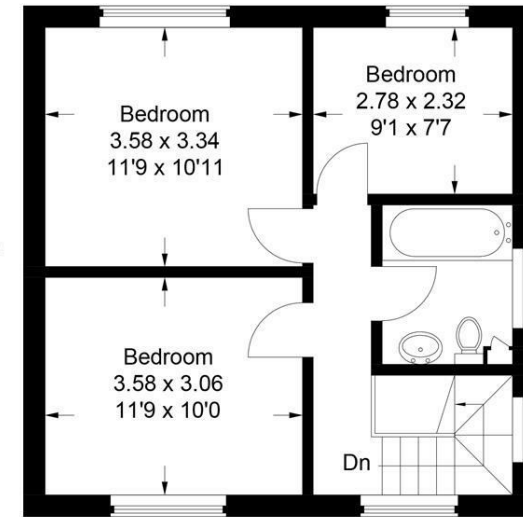
front elevation - 1:100



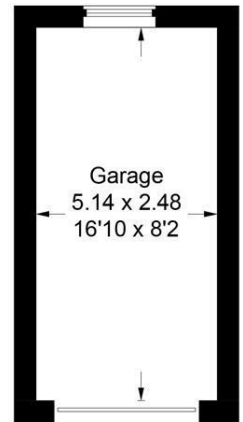
Approximate Gross Internal Area
 Ground Floor = 42.1 sq m / 453 sq ft
 First Floor = 41.6 sq m / 448 sq ft
 Garage = 13.1 sq m / 141 sq ft
 Total = 96.8 sq m / 1,042 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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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