





# 31 Hampden Road, High Wycombe, Buckinghamshire, HP13 6SZ

A beautifully presented, 1950's, three bedroom, detached home, that is conveniently located just a few minutes walk of the mainline railway station and town centre, making it a superb home for those that need to commute to London, it also comes with a larger than average rear garden for a property of this size. This is a rare opportunity to purchase such a residence in a popular and sought-after road that also lends itself to possible expansion with planning already approved for a double storey rear and single storey extension to be built, plans can be found within the images and further information can be found on the council website using the property address or reference 23/05617/FUL. The current owners have maintained and significantly improved the property in the 8 years they have been there, part of that improvement is a superb home office that is positioned at the rear of the garden and comes with power and internet connection and makes a perfect work from home space or studio room. The accommodation includes; Lower ground floor providing basement area, to the ground floor you have an entrance hall with under stairs storage, guest cloakroom, pantry, through Lounge/dining room with bay window to the front aspect and French doors to the rear opening out to a decking area, modern fitted kitchen with door to side access and to the first floor there are three bedrooms and modern family bathroom. The property also benefits from; gas central heating, double glazing, enclosed south/west facing rear garden with access to basement area, outside decking with fantastic views across towards Hughenden National Trust parkland, home office and a large lawn area. This property really does make a wonderful family home and we expect the interest to be high, so please contact us to arrange an internal viewing.



**THREE BEDROOM DETACHED FAMILY HOME**  
**PLANNING IN PLACE FOR EXTENSION TO SIDE AND REAR**  
**DRIVEWAY PARKING**  
**CLOSE TO THE TOWN CENTRE AND TRAIN STATION**  
**GUEST CLOAKROOM & PANTRY**  
**LARGE SECLUDED AND ENCLOSED REAR GARDEN**  
**STUNNING HOME OFFICE WITH INTERNET CONNECTION**  
**PERFECT FOR THOSE LOOKING TO COMMUTE THROUGH LOUNGE/DINER LEADING TO DECKING AREA**  
**EARLY AND INTERNAL VIEWING ADVISED**





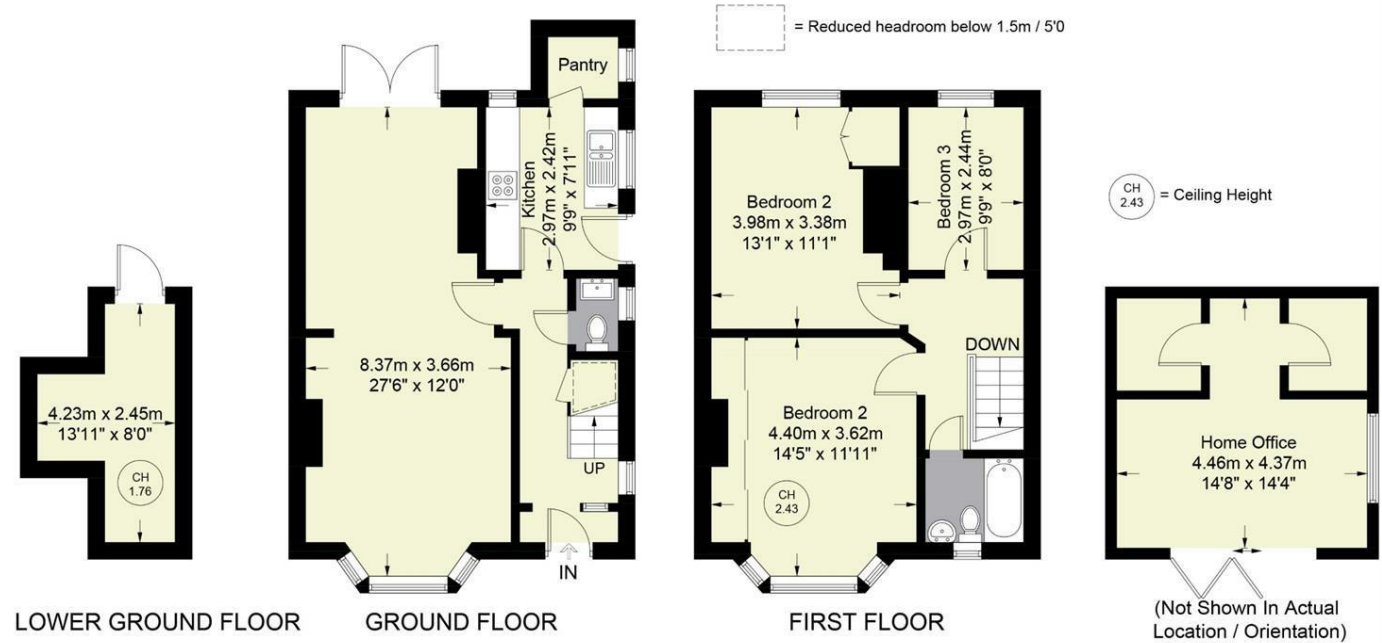






## Hampden Road

Approximate Gross Internal Area  
 Lower Ground Floor = 78 sq ft / 7.3 sq m  
 Ground Floor = 497 sq ft / 46.2 sq m  
 First Floor = 476 sq ft / 44.2 sq m  
 Home Office = 213 sq ft / 19.8 sq m  
 Total = 1264 sq ft / 117.5 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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