



12 Field Road, High Wycombe, Buckinghamshire, HP12 4LR

Offered to the market with NO ONWARD CHAIN is this spacious three bedroom end of terrace family home requiring renovation and modernisation throughout. The property offers lots of potential to extend (STPP) and is located on the Sands side of High Wycombe within close proximity to local schools, shops and transport facilities, including junction 4 of the M40. The accommodation comprises: enclosed porch, entrance hall, spacious lounge/diner, large fitted kitchen, utility room, ground floor shower room, three bedrooms, versatile loft room and family shower room. The property further benefits: driveway parking, garage, large level & enclosed rear garden, gas central heating and UPVC double glazing.



POTENTIAL TO EXTEND (STPP)
NO ONWARD CHAIN
LOFT CONVERTED
LARGE ENCLOSED REAR GARDEN
SHORT WALK OF LOCAL SCHOOLS
CLOSE TO J.4 OF M40
SOUGHT AFTER LOCATION
AMPLE DRIVEWAY PARKING
GARAGE
TWO SHOWER ROOMS







Field Road

Approximate Gross Internal Area
 Ground Floor = 568 sq ft / 52.8 sq m
 First Floor = 414 sq ft / 38.5 sq m
 Second Floor = 179 sq ft / 16.6 sq m
 Garage = 110 sq ft / 10.2 sq m
 Total = 1271 sq ft / 118.1 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.

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 Estate Agents

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