



Estate Agents  
**Hurst**

7 Linnet Close, High Wycombe, Buckinghamshire, HP12 4QJ  
£650,000



## 7 Linnet Close, High Wycombe, Buckinghamshire, HP12 4QJ

A four bedroom detached family home that has been well cared for by its present owner and is in good condition throughout. The property is situated in a quiet cul-de-sac in the popular Booker Common area of High Wycombe. The accommodation comprises; Entrance hall, guest cloakroom, spacious living room, dining room, brick based UPVC doubler glazed conservatory, modern fitted kitchen/breakfast room, master bedroom with en-suite shower room, three further bedrooms and a family bathroom. The property also benefits from; gas central heating, double glazing, integral garage, driveway parking and enclosed south-west facing rear garden.

**SPACIOUS LIVING ROOM**

**SEPERATE DINING ROOM**

**GUEST CLOAKROOM**

**MODERN KITCHEN/BREAKFAST ROOM**

**BRICK BASED UPVC CONSERVATORY**

**PRINCIPAL BEDROOM WITH EN-SUITE**

**GAS CENTRAL HEATING**

**DOUBLE GLAZING**

**SOUTH-WEST FACING GARDEN**

**GARAGE AND DRIVEWAY PARKING**





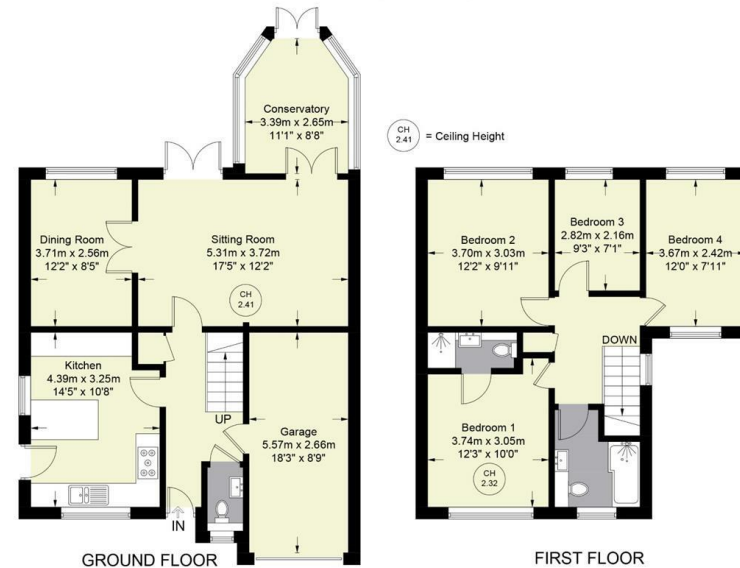






### Linnet Close

Approximate Gross Internal Area  
Ground Floor = 847 sq ft / 78.7 sq m (Including Garage)  
First Floor = 580 sq ft / 53.9 sq m  
Total = 1427 sq ft / 132.6 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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