







£375,000 Freehold



We are pleased to bring to the market this three bedroom semi-detached house located on the west side of High Wycombe within walking distance of two of the towns highly regarded grammar schools (Wycombe High & John Hampden) and junction 4 of the M40. The accommodation comprises; entrance lobby, sitting room, dining room, fitted kitchen, three good size bedrooms and a recently renovated shower room. The property further benefits from; driveway parking for two/three cars, enclosed rear garden, gas central heating and UPVC double glazing. Backing onto woodland, this ideal family home has the potential to extend further, subject to acquiring relevant planning permissions.

- CLOSE TO GRAMMAR **SCHOOLS**
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- MODERN SHOWER ROOM
- TWO RECEPTION ROOMS



- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- DRIVEWAY PARKING
- BACK ONTO WOODLAND
- FITTED KITCHEN



180 Spearing Road, High Wycombe, Buckinghamshire, HP12 3LA

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

Spearing Road

Approximate Gross Internal Area Ground Floor = 448 sq ft / 41.6 sq m First Floor = 320 sq ft / 29.7 sq m Total = 768 sq ft / 71.3 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.











