



180 Spearing Road, High Wycombe, Buckinghamshire, HP12 3LA £375,000

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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.

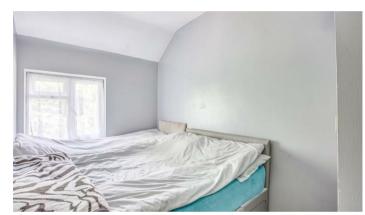
CLOSE TO GRAMMAR SCHOOLS
THREE BEDROOMS
GAS CENTRAL HEATING
ENCLOSED REAR GARDEN
UPVC DOUBLE GLAZING
DRIVEWAY PARKING
MODERN SHOWER ROOM
BACK ONTO WOODLAND
TWO RECEPTION ROOMS
FITTED KITCHEN





















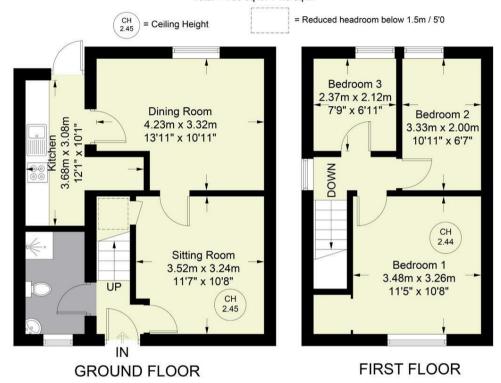




## **Spearing Road**

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.



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.