



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

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







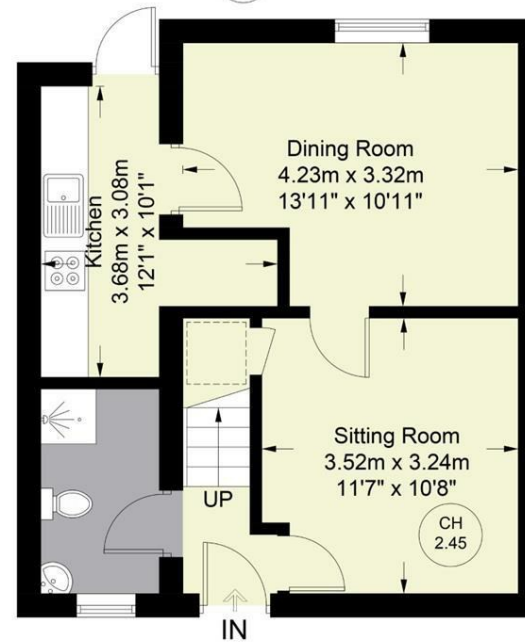
Spearing Road

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

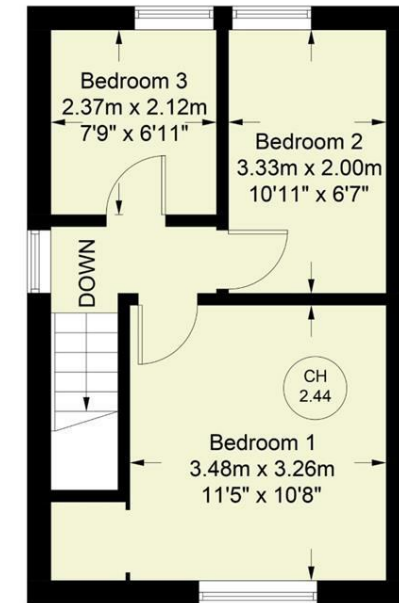


CH 2.45 = Ceiling Height

[Dashed line] = Reduced headroom below 1.5m / 5'0"



GROUND FLOOR



FIRST FLOOR

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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