



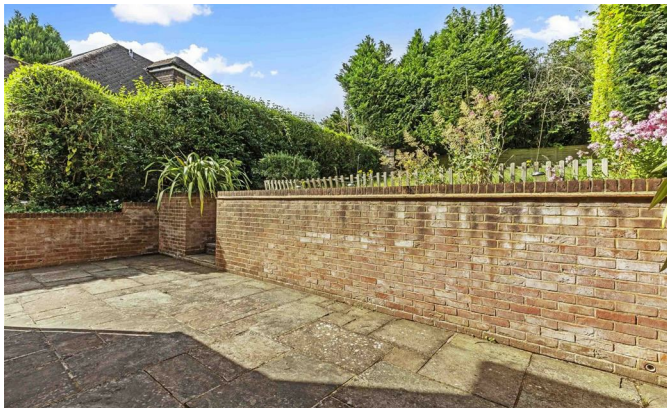
1 Shelley Road, High Wycombe, Buckinghamshire, HP11 2UP

A spacious, three bedroom detached house in arguably one of High Wycombe's most sought after areas, that is presented in good condition throughout. This lovely family home is perfectly positioned in this popular residential area, providing convenient access to Handy Cross, Junction 4 of the M40, Wycombe High and John Hampden Grammar Schools, Wycombe's town centre and train station, that offers a direct line service to London Marylebone. The ground floor accommodation includes; entrance hall, guest cloakroom, sitting room, modern fitted kitchen with breakfast bar that is open plan to the dining room with French doors to the rear garden. The first floor has a landing area with access to three well proportioned bedrooms and a modern family shower room. The property also benefits from; gas central heating, double glazing, garage with driveway parking for up to three vehicles and a large west facing rear garden. This really is a rare opportunity to acquire a wonderful home in a sought after location. The property is offered to market with NO ONWARD CHAIN.

DESIRABLE LOCATION
MODERN KITCHEN
LARGE SITTING ROOM
DINING ROOM
GUEST CLOAKROOM
THREE BEDROOMS
GAS CENTRAL HEATING
DOUBLE GLAZING
GARAGE & DRIVEWAY
NO ONWARD CHAIN

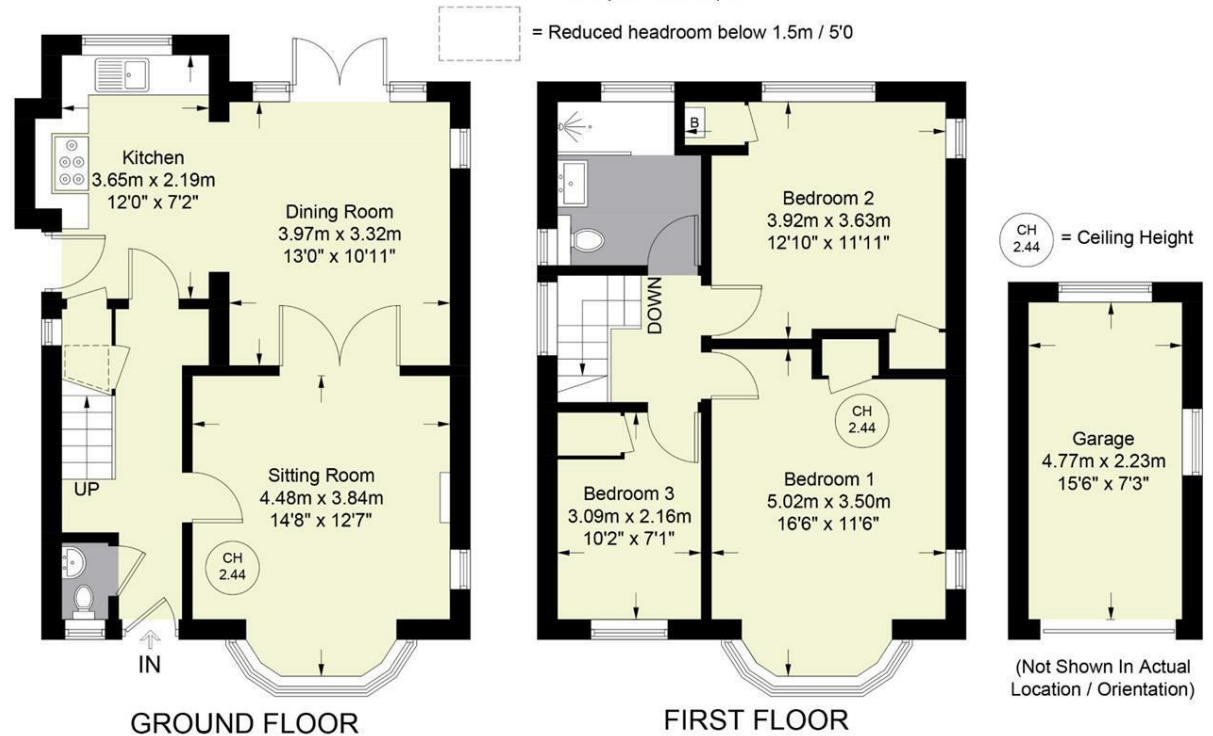






Shelley Road

Approximate Gross Internal Area
 Ground Floor = 529 sq ft / 49.2 sq m
 First Floor = 502 sq ft / 46.6 sq m
 Garage = 117 sq ft / 10.9 sq m
 Total = 1148 sq ft / 106.7 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.

Estate Agents
Hursts

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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