





## 22 The Pastures, High Wycombe, Buckinghamshire, HP13 5LZ

A superb opportunity to acquire this extended, three bedroom, semi-detached family home that has been extremely well cared for and significantly upgraded by its present owner, and would appear to lend itself to further, and significant expansion to the side and rear of the property, subject to obtaining the relevant planning permissions. The current owners have completely redecorated the property and replaced the kitchen in recent years, along with partial conversion of the garage with the remaining space potentially being able to convert into a study or downstairs Shower room. The property is situated close to the village centre with its superb amenities, excellent first and primary schools and offering an abundance of countryside walk across to West Wycombe, Hughenden National Parkland and beyond, whilst also being in close proximity to the town centre and train station that offers a direct line service into London Marylebone. The plot is of a very good size for this type and age of property and comes with a secluded and South facing rear garden. The accommodation includes; entrance hall, modern fitted and open plan kitchen/breakfast room with a pair of double French doors opening to the rear garden, utility room, large lounge with feature fireplace, dining room, three bedrooms and family bathroom. The property also benefits from UPVC double glazing, gas central heating, garage (Storage room only) with driveway parking for two/three vehicles and a South facing, level rear garden that comes with a large patio area and provides an extremely secluded feel. An internal viewing is highly recommend.



**EXTREMELY WELL MAINTAINED THROUGHOUT  
SUPER OPEN PLAN AREA TO THE GROUND  
FLOOR**

**MODERN REPLACEMENT KITCHEN**

**UTILITY ROOM AND GARAGE STORE ROOM**

**POTENTIAL FOR EXPANSION STPP**

**SOUTH FACING REAR GARDEN**

**CLOSE TO CENTRE OF DOWNLEY**

**GAS CENTRAL HEATING & DOUBLE GLAZED**

**EXTENDED TO THE GROUND FLOOR**

**INTERNAL AND EARLY VIEWING ADVISED**





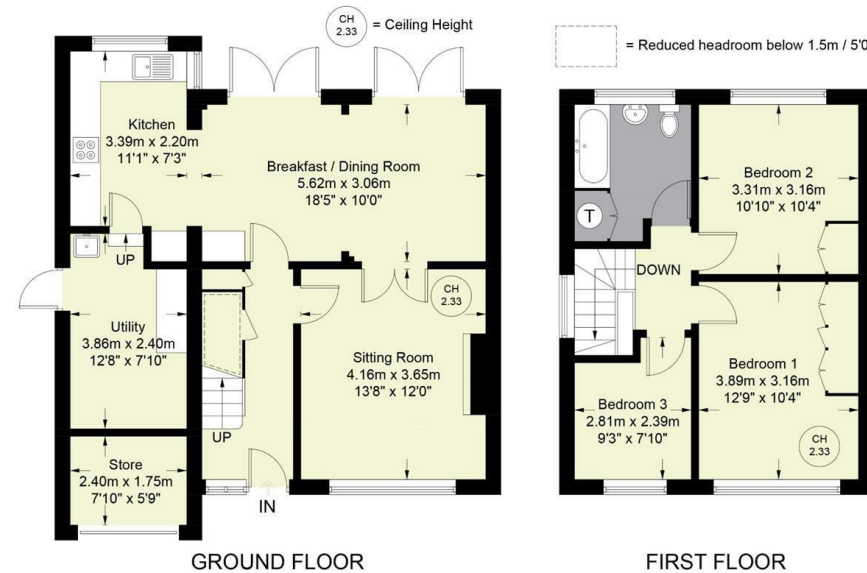






### The Pastures

Approximate Gross Internal Area  
 Ground Floor = 660 sq ft / 61.3 sq m  
 First Floor = 446 sq ft / 41.4 sq m  
 Store = 43 sq ft / 4.0 sq m  
 Total = 1149 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.

**Hursts**  
 Estate Agents

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