



10 Beaconsfield Avenue, High Wycombe, Buckinghamshire, HP13 5EN

Situated on the highly desirable Hughenden side of High Wycombe, this bright and spacious three bedroom extended family home is offered to the market with NO ONWARD CHAIN and excellent POTENTIAL TO EXTEND (subject to planning permission). Beaconsfield Avenue is a highly sought-after residential road, just a short walk from the picturesque Hughenden Park, with its open green spaces and historic manor house. The property also benefits from close proximity to High Wycombe town centre, offering a wide range of shops, restaurants, and leisure facilities, as well as excellent transport links, including the mainline train station with direct services to London Marylebone – ideal for commuters. The accommodation comprises: entrance hall, guest cloakroom, spacious living room, dining room, office/study, conservatory, spacious kitchen, utility room (with access to garage), three bedrooms and modern shower room. Externally, the property boasts a large enclosed rear garden, garage, driveway parking and is equipped with gas central heating and UPVC double glazing throughout.

EXTENDED FAMILY HOME

HIGHLY SOUGHT AFTER LOCATION

CLOSE TO HUGHENDEN PARK

LARGE ENCLOSED REAR GARDEN

POTENTIAL TO EXTEND (STPP)

GARAGE & DRIVEWAY PARKING

OFFICE/STUDY

GUEST CLOAKROOM

CONSERVATORY

GAS CENTRAL HEATING

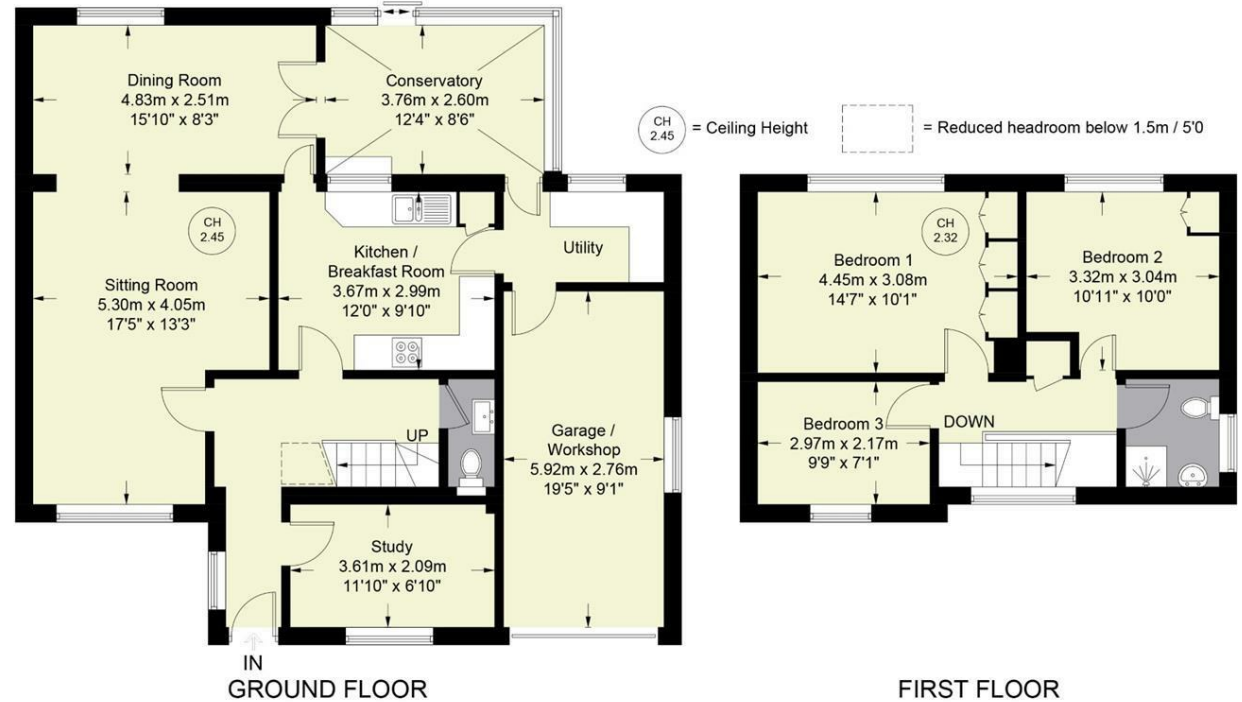






Beaconsfield Avenue

Approximate Gross Internal Area
Ground Floor = 1062 sq ft / 98.7 sq m (Including Garage)
First Floor = 439 sq ft / 40.8 sq m
Total = 1501 sq ft / 139.5 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.

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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk