




Estate Agents
Hurst

95 Hawthorne Road, High Wycombe, Buckinghamshire, HP13 7ES
£400,000

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Offered to the market with POTENTIAL TO EXTEND (STPP), this bright and spacious three-bedroom end of terrace family home is ideally located in a quiet, tucked away position, backing onto ancient woodland and siding onto a peaceful open green. Positioned on the sought after east side of High Wycombe, the property offers superb connectivity, being just a short drive to Junction 3 of the M40, Wycombe Retail Park, and within easy reach of local schools, amenities, and transport links - making it an ideal setting for both families and commuters. The accommodation comprises: spacious living room, separate dining room, large modern fitted kitchen, three good size bedrooms and modern family bathroom. The property further benefits: ample on street parking available, large side & rear garden with patio seating area, garden office/study, gas central heating and UPVC double glazing.

POTENTIAL TO EXTEND (STPP)

LARGE SIDE & REAR GARDEN

EAST OF HIGH WYCOMBE

GOOD CONDITION THROUGHOUT

QUIET & TUCKED AWAY LOCATION

AMPLE ON STREET PARKING AVAILABLE

STONES THROW FROM PARK & OPEN GREEN SPACE

THREE GOOD SIZE BEDROOMS

SEPARATE DINING ROOM

OFFICE/STUDY IN GARDEN

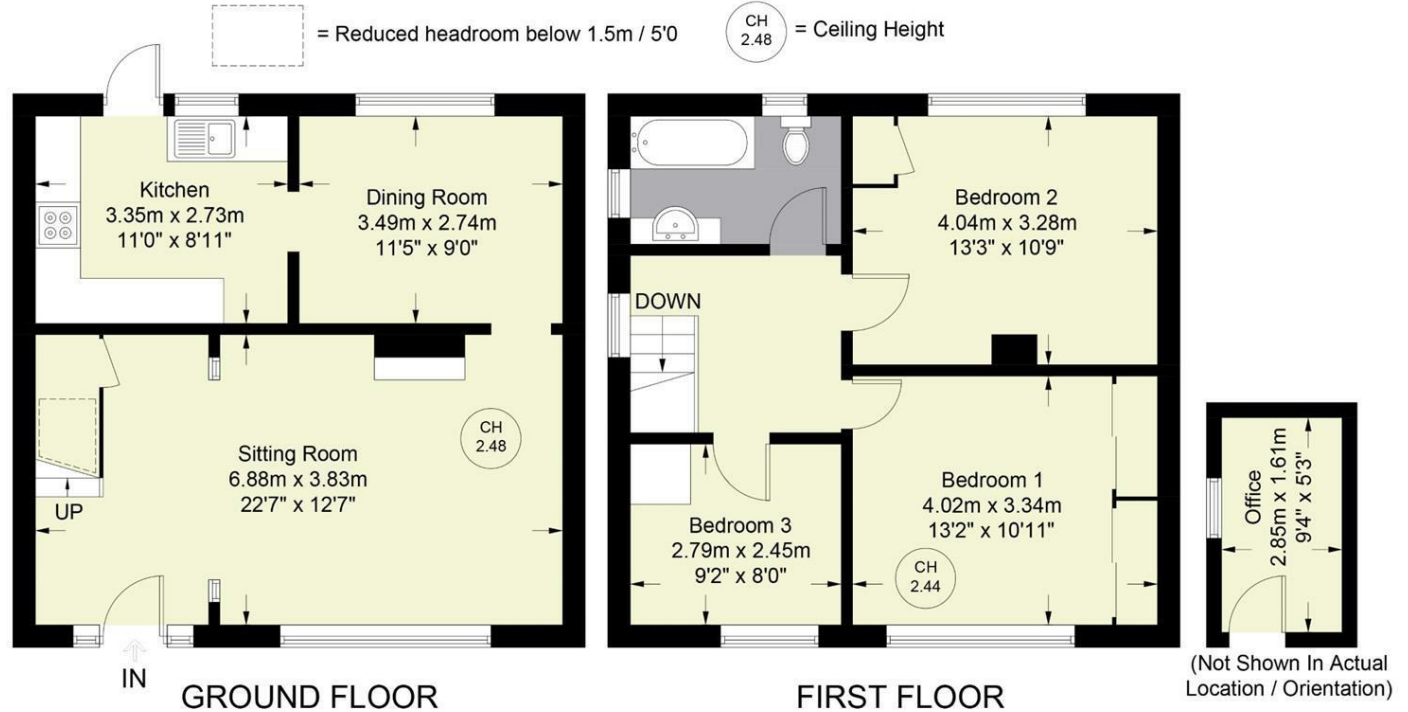






Hawthorne Road

Approximate Gross Internal Area
Ground Floor = 511 sq ft / 47.5 sq m
First Floor = 508 sq ft / 47.2 sq m
Office = 49 sq ft / 4.6 sq m
Total = 1068 sq ft / 99.3 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.

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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