



Estate Agents  
**Hurst**

60 Underwood Road, High Wycombe, Buckinghamshire, HP13 6YB  
£325,000



# 60 Underwood Road, High Wycombe, Buckinghamshire, HP13 6YB

A well located two bedroom semi detached home offering generous outdoor space and excellent access to local amenities. The property is situated just a short walk from High Wycombe town centre, the mainline railway station (which connects to London Marylebone in less than 30 minutes) and the popular Rye Park & Lido. The accommodation comprises: spacious sitting room, large kitchen/dining room, family bathroom, lean-to storage room/porch on the ground floor, with two good sized double bedrooms on the first floor. Outside, the property benefits from a block paved driveway providing parking for two cars, along with a large rear garden that offers plenty of scope for landscaping, play space or entertaining. Additional benefits include gas central heating and UPVC double glazing. This is a practical home in a highly convenient position, making it suitable for first-time buyers, downsizers or investors looking for a well connected property close to green space and local facilities.

**DRIVEWAY PARKING FOR TWO CARS**  
**POTENTIAL TO EXTEND (STPP)**  
**LARGE REAR GARDEN**  
**TWO SPACIOUS DOUBLE BEDROOMS**  
**KITCHEN/DINER**  
**CLOSE TO RYE PARK, GYM & LIDO**  
**WALK OF TRAIN STATION**  
**WALK OF TOWN CENTRE**  
**GAS CENTRAL HEATING**  
**UPVC DOUBLE GLAZING**













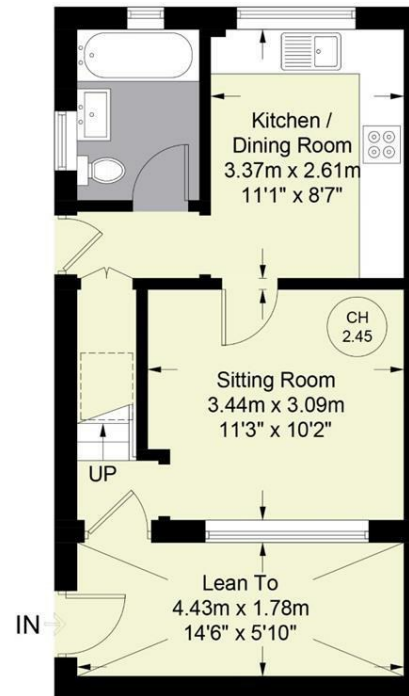
## Underwood Road

Approximate Gross Internal Area  
Ground Floor = 414 sq ft / 38.5 sq m  
First Floor = 312 sq ft / 29.0 sq m  
Total = 726 sq ft / 67.5 sq m

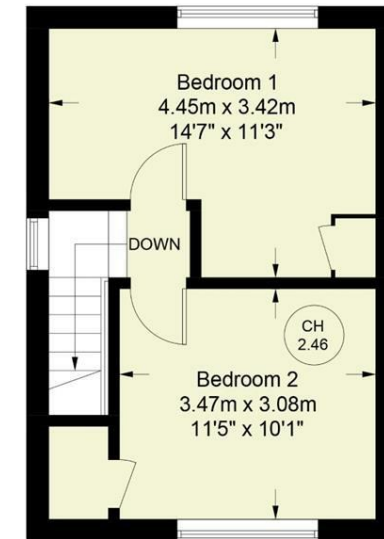


 = Reduced headroom below 1.5m / 5'0"

 = Ceiling Height



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.

  
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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.

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