



17 Sycamore Road, High Wycombe, Buckinghamshire, HP12 4TJ

Hurst are delighted to bring to market this superb, extended, three bedroom, detached family home that has been well cared for by its current owners and is offered in good condition throughout. This wonderful 1950's property is located in sought-after position in the Cressex area of High Wycombe. The house is conveniently situated, just a short drive from Junction 4 of the M40 and within walking distance of John Hampden Grammar School, Wycombe High School and just a short drive from High Wycombe train station which offers a direct line service to London Marylebone making it perfect for those looking to commute. This ideal family home comes with a huge rear garden that would allow the new owner to extend the property to the rear (STPP) without it impacting the space to the garden area to much. The accommodation comprises; reception hall with understairs cupboard, huge L-shaped fitted kitchen/breakfast/dining room with central island and patio doors opening onto the rear garden, family room with sliding connecting doors leading to a cosy sitting room with bay window to front aspect and a brick featured fireplace. To the first floor there are three bedrooms and family bathroom. The property also benefits from; gas central heating, double glazing, large, level and enclosed rear garden which is around 75-100ft in length and mainly laid to lawn, patio area, green house and access to detached garage and brick built store area. This really is a rare opportunity to purchase a house of this type with an unusually large garden and we would expect to achieve a lot of interest and an early viewing is highly recommended.



THREE BEDROOM DETACHED PROPERTY
GARAGE & DRIVEWAY PARKING
LARGE ENCLOSED REAR GARDEN
POTENTIAL FOR FURTHER EXPANSION STPP
THREE RECEPTION ROOMS
CLOSE TO JUNCTION 4 OF M40
GOOD ACCESS TO LOCAL SCHOOLS
OPEN PLAN KITCHEN/BREAKFAST/DINING ROOM
INTERNAL & EARLY VIEWING ADVISED
IDEAL FAMILY HOME

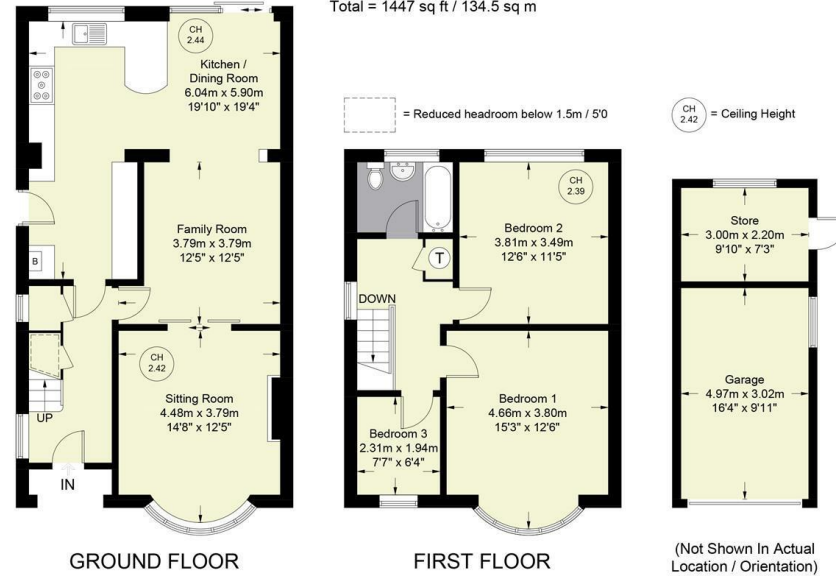






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Approximate Gross Internal Area
 Ground Floor = 706 sq ft / 65.6 sq m
 First Floor = 511 sq ft / 47.5 sq m
 Garage / Store = 230 sq ft / 21.4 sq m
 Total = 1447 sq ft / 134.5 sq m



Floor Plan produced for Hursts by Media Arcade Ltd ©.
 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

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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