Estate Agents
Hurst



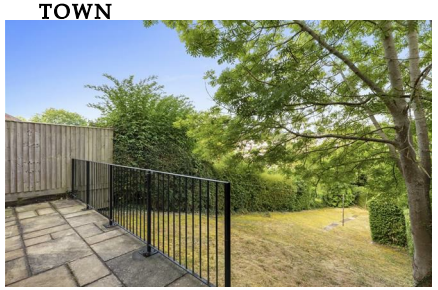


£450,000 *Freehold*



Hurst are pleased to bring to market this well cared for, three bedroom semi-detached property that the current owner has modernised and is now presented in good condition throughout. This popular type of property would make an ideal family home and is situated just a short drive of High Wycombe's town centre and train station which offers a direct line service to London Marylebone making it an excellent purchase for anyone looking to commute to London, whilst also being in close proximity to the outstanding Royal Grammar School. Along with a well proportioned house this property comes with spacious parking and a larger than average rear garden which is extremely secluded. The accommodation includes; entrance hall, modern fitted kitchen with door leading to rear garden, guest cloakroom, sitting room with bay window to front aspect, dining room, three bedrooms (of which all are good sizes) and a family bathroom. The property also benefits from; gas central heating, UPVC double glazed, driveway parking to the front for two vehicles, enclosed garden which is secluded and comes with a large lawn area, plus a patio which is a nice area for entertaining. This really is a wonderful home and an early and internal viewing is highly recommended. The property is also offered to the market with no onward chain.

- THREE BEDROOM SEMI-DETACHED
- ENCLOSED REAR GARDEN
- THREE GOOD SIZE BEDROOMS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- EASY ACCESS TO STATION & TOWN
- DRIVEWAY PARKING
- NO ONWARD CHAIN
- MODERN BATHROOM & KITCHEN
- QUIET CUL-DE-SAC
- INTERNAL VIEWING ADVISED




5 Colborne Road, High Wycombe, HP13 6XZ

Hurst Estate Agents, 1 Crendon Street, High Wycombe, Bucks, HP13 6LE Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk

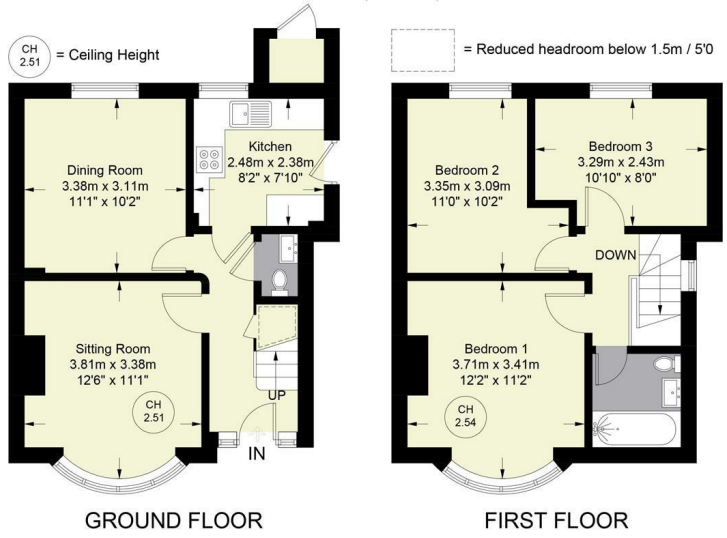
EPC Rating: 71





Colborne Road

Approximate Gross Internal Area
Ground Floor = 399 sq ft / 37.1 sq m
First Floor = 401 sq ft / 37.3 sq m
External Cupboard = 9 sq ft / 0.8 sq m
Total = 809 sq ft / 75.2 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.

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 the Solicitor.