Hurst Estate Agents

'I Wonder' School Close, High Wycombe, Bucks, HP13 5TR

Offers In Excess Of £475,000

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A superb opportunity to acquire this three bedroom, 1930's semi-detached family home that has been really well cared for and improved upon by its present owner, and is offered in good condition throughout. The property is situated close to the village centre with its superb amenities, excellent first and primary schools and offering an abundance of countryside walks in Downley and across to West Wycombe, Hughenden National Parkland and beyond, whilst also being in close proximity to the town centre and train station that offers a direct line service into London Marylebone. The other big selling point of this property is the addition of the utility room and the large log cabin in the rear garden, which provides a perfect place for those working from home, it is currently split into a studio room and home office and has power and light. The accommodation includes; entrance porch, hallway with understairs cupboard, modern fitted and kitchen with door opening into a lobby/utility room with access to rear garden. There are two reception rooms to the ground floor of which both have log burners that have been added by the current owners. The dining room enjoys a bay window to the front aspect and the lounge has sliding doors opening out onto the rear garden. To the first floor there are three bedrooms, with the two double rooms, both benefiting from fitted wardrobe space. Finally, there is a modern bathroom that again has been replaced recently by the current owners. The property also benefits from UPVC double glazing, gas central heating, driveway parking for two/three vehicles, a secluded and enclosed rear garden that is level and mainly laid to lawn. There is also a sizeable patio area that provides a perfect place for entertaining. This really is a lovely family home and could also benefit from a wrap around single storey extension and planning has been passed and in place for this to be done.

THREE BEDROOM SEMI-DETACHED

MODERN FITTED BATHROOM

WOODEN CABIN PROVIDING HOME OFFICE

TWO RECEPTION ROOMS WITH LOG BURNERS

ENCLOSED AND SECLUDED REAR GARDEN

FITTED KITCHEN & UTILITY ROOM

IDEAL FAMILY HOME

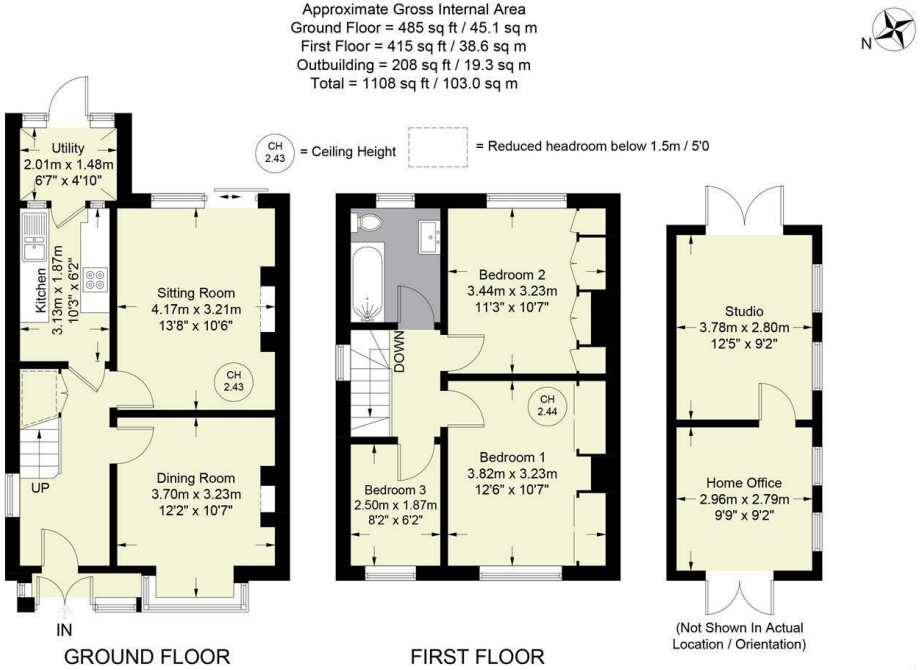
SOUGHT-AFTER AND CENTRAL LOCATION WITHIN DOWNLEY

PLANNING IN PLACE FOR SINGLE STOREY EXTENSION

DOUBLE GLAZED & GAS CENTRAL HEATING

School Close

Approximate Gross Internal Area
Ground Floor = 485 sq ft / 45.1 sq m
First Floor = 415 sq ft / 38.6 sq m
Outbuilding = 208 sq ft / 19.3 sq m
Total = 1108 sq ft / 103.0 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.

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