



36 Arundel Road, High Wycombe, Buckinghamshire, HP12 4NE

Offered to the market in immaculate condition throughout is this bright and spacious, rear extended three bedroom semi detached family home, which has been fully renovated by the current owners.

Situated in an elevated position on the sought after Sands side of High Wycombe, the property enjoys attractive countryside views to the front and is ideally located for access to Junction 4 of the M40, as well as two of the town's most highly regarded grammar schools, Wycombe High School and John Hampden Grammar. The property is also within easy reach of ancient woodland and a variety of surrounding green spaces, providing excellent opportunities for dog walking and outdoor pursuits.

The well presented accommodation comprises: entrance porch, large through lounge/ diner, conservatory, modern fitted kitchen with integrated appliances and breakfast bar, utility room, guest cloakroom/shower room, three bedrooms and a modern fitted family bathroom.

Further benefits include a landscaped tiered rear garden with artificial lawn, providing a low maintenance outdoor space, alongside an integral garage, driveway parking, boarded loft space with power and lighting, gas central heating and UPVC double glazing.

FULLY RENOVATED

EXTENDED FAMILY HOME

NEWLY FITTED KITCHEN

UTILITY ROOM

GUEST CLOAKROOM/SHOWER ROOM

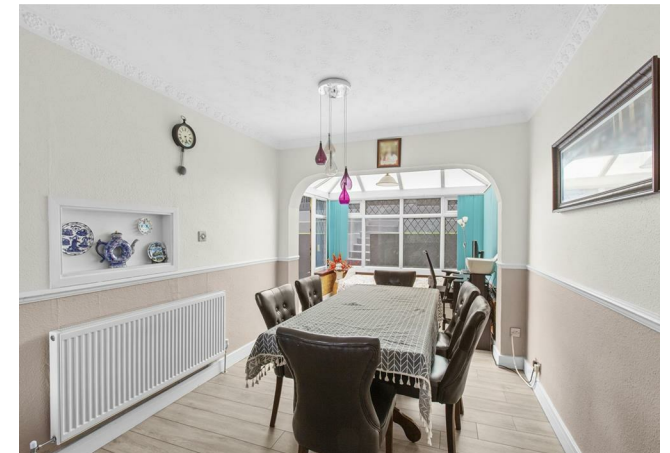
MODERN FAMILY BATHROOM

GARAGE & DRIVEWAY PARKING

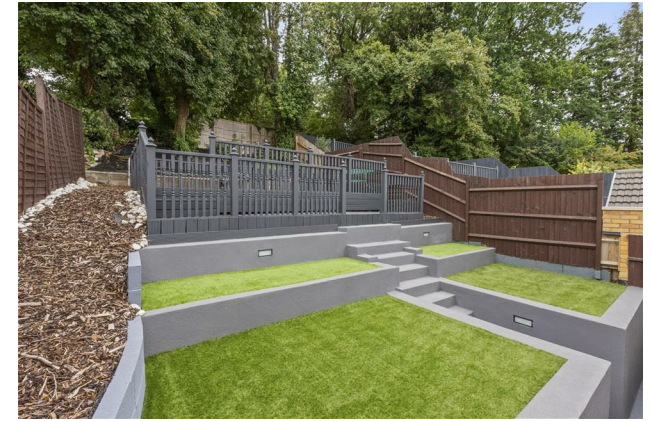
FAR REACHING COUNTRYSIDE VIEWS

CLOSE TO J.4 OF M40

CLOSE TO GRAMMAR SCHOOLS

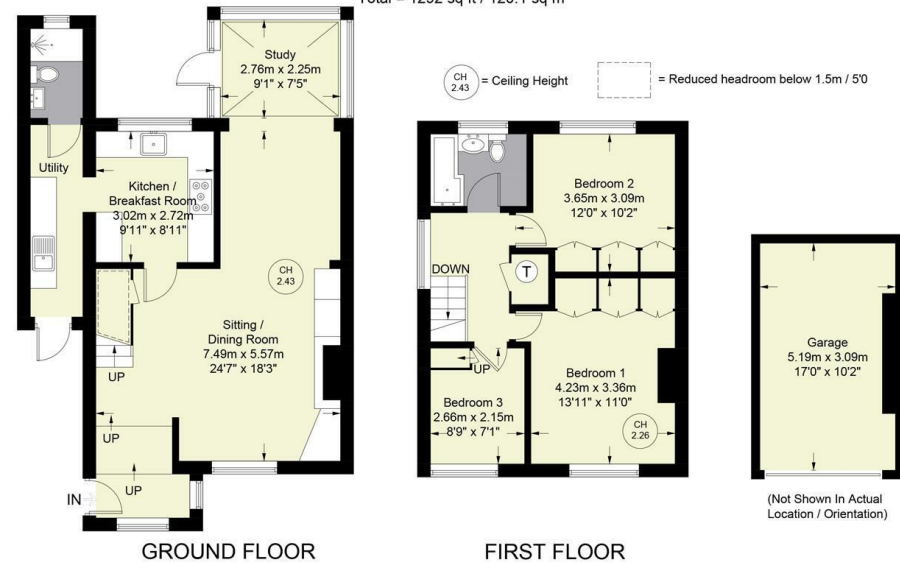






Arundel Road

Approximate Gross Internal Area
Ground Floor = 664 sq ft / 61.7 sq m
First Floor = 455 sq ft / 42.3 sq m
Garage = 173 sq ft / 16.1 sq m
Total = 1292 sq ft / 120.1 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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