



Mariba Highfield Avenue, High Wycombe, Buckinghamshire, HP12 4ET

Hurst are pleased to offer to the market this two/three bedroom, detached bungalow that requires a complete refurb and is also offered to the market with no onward chain. This detached property does require a lot of work, but also provides huge potential for expansion, both to the rear and above, (subject to planning permission) and with recent sales we've had in the road for close to £700,000, it makes this a superb opportunity for an investor or for someone to make a wonderful family home. The location is perfect for those looking to commute with its easy access to junction four of the M40, walking distance of all the local schools and just a short drive of John Lewis, retail outlet and Booker Common which offers miles of countryside walks on your doorstep. The accommodation current includes; entrance hall, sitting room, conservatory, fitted kitchen with door to side access, family bathroom, dining room/bedroom three and two further double bedrooms. The property also benefits from; gas central heating, double glazing, detached garage, large South facing and level rear garden, that is extremely secluded and provides a large lawn area. This property is offered to the market with no onward chain and we are expecting a good response, so an early viewing is recommended.

NO ONWARD CHAIN

HUGE POTENTIAL FOR EXPANSION STPP

DETACHED GARAGE & DRIVEWAY PARKING

QUIET & SOUGHT AFTER LOCATION

GOOD ACCESS TO JUNC 4 OF M40

IN NEED OF COMPLETE REFURBISHMENT

EARLY VIEWING ADVISED

LEVEL PLOT WITH SOUTH FACING GARDEN

CLOSE TO BOOKER COMMON

DOUBLE GLAZED & GAS CENTRAL HEATING





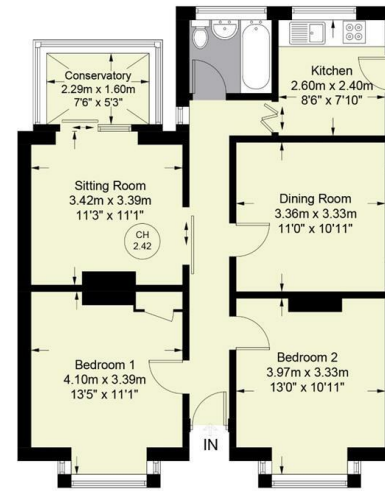


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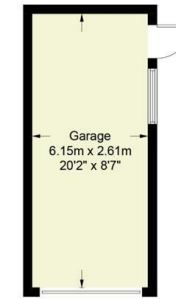
Approximate Gross Internal Area
Ground Floor = 779 sq ft / 72.4 sq m
Garage = 171 sq ft / 15.9 sq m
Total = 950 sq ft / 88.3 sq m



CH
2.42
= Ceiling Height



GROUND FLOOR



(Not Shown In Actual
Location / Orientation)

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 their solicitor.

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