



Estate Agents  
**Hurst**

3 Sabina Close, High Wycombe, Buckinghamshire, HP12 3HF  
£550,000

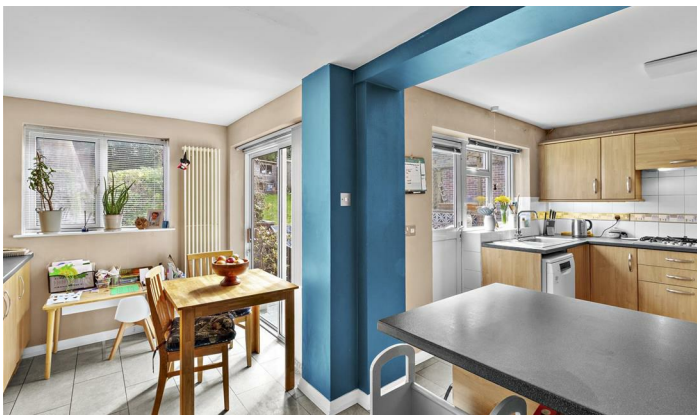
# 3 Sabina Close, High Wycombe, Buckinghamshire, HP12 3HF

Hurst are delighted to bring to market this hugely spacious and extended, four bedroom, detached family home that has been well cared for by and improved upon by its current owner and is offered in good condition throughout. This property is located equal distance from the town centre and junction 4 of the M40 making it perfect for those looking to commute from High Wycombe train station offering a direct line service into London Marylebone, the central location also provides easy access to all the reputable local schools and for families the property has gated access onto parkland at the rear of the property. Although the property is already over 1300sq ft in size, the garage could also be easily converted to give a further reception area STPP. The accommodation comprises; entrance hall, shower room, spacious lounge/through diner with French doors to rear garden, modern fitted open-plan kitchen/breakfast/dining room with access to garage and rear garden via patio doors, to the first floor there are four bedrooms and family bathroom. The property also benefits from a private and enclosed rear garden, which as mentioned backs onto a parkland with gated access, it is also extremely secluded with a generous size patio area, mainly laid to lawn and provides a very light and bright garden. garage, driveway parking for two vehicles, as well as gas central heating (recently replaced boiler) and double glazing throughout. This really is a sizeable family home and an internal viewing is highly recommended to fully appreciate the size.



- FOUR BEDROOM DETACHED PROPERTY**
- GARAGE & DRIVEWAY PARKING**
- RECENTLY REPLACED BOILER**
- EXTENDED AND OVER 1300 SQ FT**
- QUIET CUL-DE-SAC**
- IDEAL FAMILY HOME**
- BACKING PARKLAND WITH GATED ACCESS**
- INTERNAL VIEWING ADVISED**
- DOWNSTAIRS SHOWER ROOM**
- GOOD ACCESS TO M40 & TOWN CENTRE**

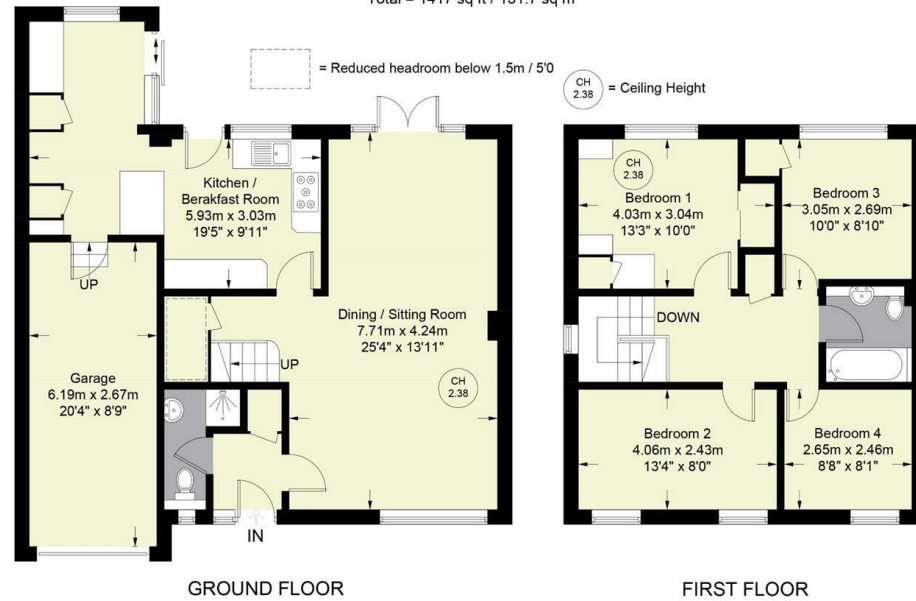






### Sabina Close

Approximate Gross Internal Area  
 Ground Floor = 865 sq ft / 80.4 sq m (Including Garage)  
 First Floor = 552 sq ft / 51.3 sq m  
 Total = 1417 sq ft / 131.7 sq m



GROUND FLOOR

FIRST FLOOR

Floor Plan produced for Hursts by Media Arcade ©.  
 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.



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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