Hurst Estate Agents

37 Westover Road, High Wycombe, Buckinghamshire, HP13 5HY

Offers In Excess Of £575,000

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Hurst are delighted to offer to the market this 1950's three bedroom, detached
family home that has been well cared for over the years but does require a degree of redecoration and modernisation throughout. This superb family home could lend itself to significant expansion to the side and rear of the property, subject to obtaining the relevant planning permission, with properties nearby having done similar. Situated in a quiet and elevated position in this sought-after and private road in the Downley area of High Wycombe, with stunning views across to West Wycombe and beyond, this area gives a real sense of countryside living, whilst retaining all the conveniences that
the town has to offer. There are an abundance of walks on the doorstep, as well as superb schools and other local amenities, within easy reach of this beautiful home. The accommodation includes: entrance hallway, fitted kitchen with door leading to side access, lounge through dining room, three bedrooms and family bathroom. The property also benefits from UPVC double glazing, gas central heating, driveway parking for several cars, and an enclosed rear garden which feels extremely secluded and West facing, is in excess of 80ft in length and provides a patio area, various established borders and large lawn area. An early and internal viewing is highly recommended.

THREE BEDROOM DETACHED PROPERTY

PRIVATE ROAD IN POPULAR AREA

POTENTIAL FOR EXPANSION STPP

GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING

INTERNAL VIEWING ADVISED

CLOSE TO WEST WYCOMBE VILLAGE

MILES OF WALKS ON YOUR DOORSTEP

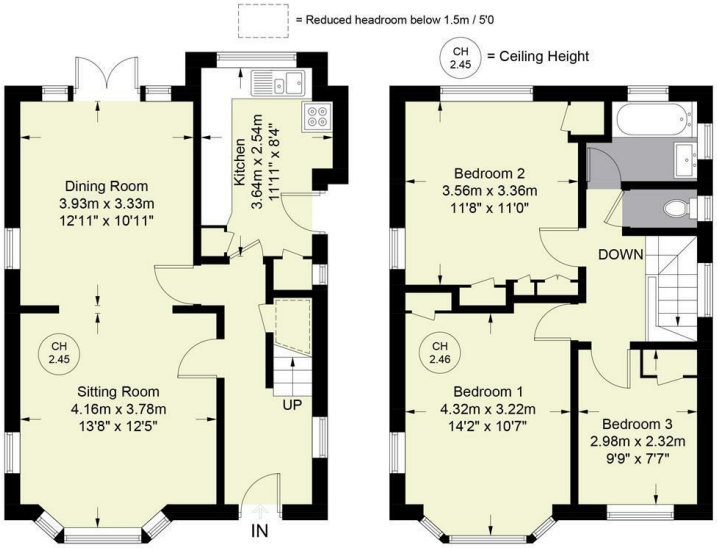
EASY ACCESS TO TOWN & JUNC 4 OF THE M40

DRIVEWAY PARKING

IDEAL FAMILY HOME

Westover Road

Approximate Gross Internal Area
Ground Floor = 509 sq ft / 47.3 sq m
First Floor = 489 sq ft / 45.4 sq m
Total = 998 sq ft / 92.7 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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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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