



Estate Agents  
**Hurst**

3 Tower Street, High Wycombe, Buckinghamshire, HP13 5AX  
£495,000

# 3 Tower Street, High Wycombe, Buckinghamshire, HP13 5AX

A bright and spacious fully refurbished three bedroom semi detached family home, thoughtfully extended to the rear and offered to the market with a complete onward chain. Ideally situated on the highly sought after Terriers side of High Wycombe, the property is within walking distance of excellent local schooling, including the Royal Grammar School, as well as a range of shops, transport links and High Wycombe train station, providing direct access to London Marylebone in under 30 minutes. The area also benefits from an abundance of nearby countryside walks and open green space. The accommodation comprises a spacious living room with a bay window and working fireplace, a stunning open-plan kitchen/dining room featuring a vaulted ceiling with Velux windows, utility room, pantry and a guest cloakroom/shower room. Upstairs offers three well-proportioned bedrooms and a newly installed four-piece family bathroom. Externally, the property boasts a block-paved driveway providing off street parking for three vehicles and a well-maintained rear garden with gated rear access, offering the potential for additional off-street parking to the rear if required. Further benefits include gas central heating (new boiler installed in 2022) and UPVC double glazing. Council Tax Band C.



**WALK OF RGS SCHOOL**

**FULLY REFURBISHED THROUGHOUT**

**STUNNING REAR EXTENDED KITCHEN/DINER**

**LIVING ROOM WITH FIRE PLACE**

**NEWLY INSTALLED FAMILY BATHROOM**

**GUEST CLOAKROOM/SHOWER ROOM**

**LANDSCAPED REAR GARDEN**

**BLOCK PAVED DRIVEWAY FOR 3 CARS**

**REAR GATED ACCESS FOR ADDITIONAL PARKING**

**NEW BOILER INSTALLED IN 2022**

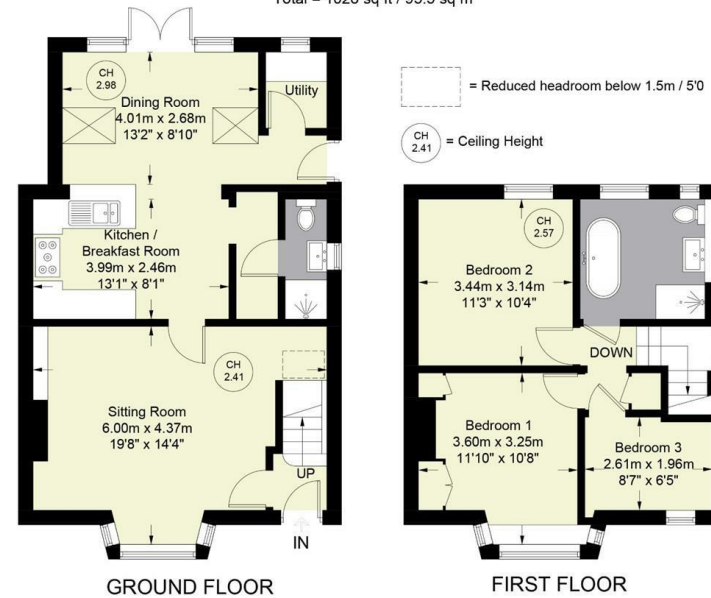






**Tower Street**

Approximate Gross Internal Area  
 Ground Floor = 603 sq ft / 56.0 sq m  
 First Floor = 425 sq ft / 39.5 sq m  
 Total = 1028 sq ft / 95.5 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.



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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