Hurst Estate Agents

22 Healey Avenue, High Wycombe, Buckinghamshire, HP13 7JP

Offers In Excess Of £400,000

22 Healey Avenue, High Wycombe, Buckinghamshire, HP13 7JP

A bright and spacious three bedroom semi detached family home, offered to the market with excellent potential to extend and modernise throughout (STPP). Occupying a generous plot within a desirable residential road, this well loved property presents an ideal opportunity for buyers looking to create a superb long term family home. The property is perfectly positioned within walking distance of High Wycombe town centre, mainline train station providing direct links into London Marylebone, and the popular Rye Park & Lido, making it ideally suited for both families and commuters alike. The accommodation briefly comprises; entrance hall, bright and airy bay-fronted living room, separate dining room and fitted kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom. A particular feature of the property is the beautiful mature front and rear gardens, offering a wonderful degree of privacy and outdoor space, with excellent potential for further landscaping or extension if desired (STPP). Further benefits include; driveway parking, garage, gas central heating and double glazing throughout. The property offers huge scope for improvement and enlargement, with many neighbouring homes on the road having already been extended, making this an exciting opportunity for buyers looking to add their own style and value to a home in a prime location.

POTENTIAL TO IMPROVE & EXTEND

WALKING DISTANCE OF TRAIN STATION & TOWN CENTRE

BEAUTIFUL MATURE FRONT & REAR GARDENS

TWO RECEPTION ROOMS

GARAGE & DRIVEWAY PARKING

THREE BEDROOMS

EXCELLENT COMMUTER LINKS

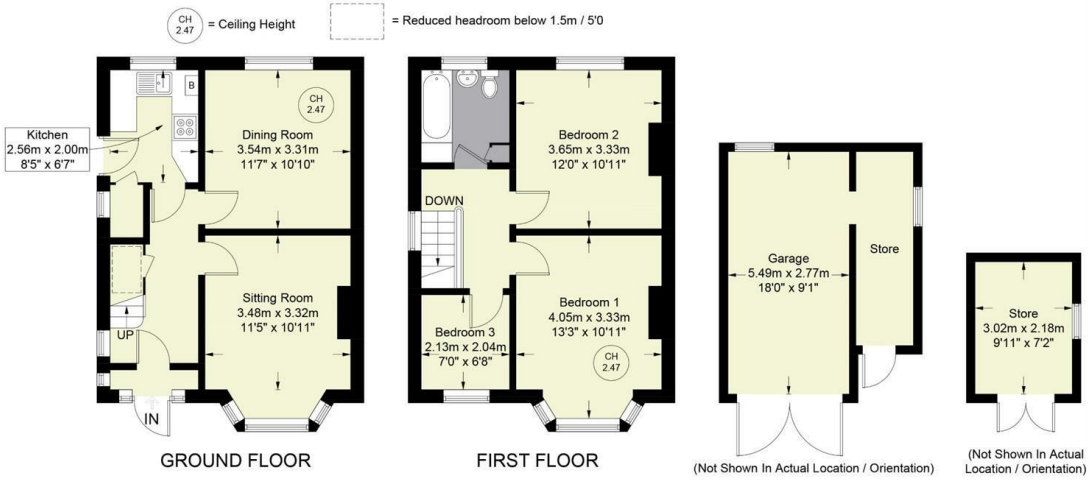
BAY FRONTED LIVING ROOM

MODERNISATION OPPORTUNITY

GAS CENTRAL HEATING

Healey Avenue

Approximate Gross Internal Area
Ground Floor = 441 sq ft / 41.0 sq m
First Floor = 438 sq ft / 40.7 sq m
Garage / Stores = 302 sq ft / 28.1 sq m
Total = 1181 sq ft / 109.8 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.

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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE
Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk