





# 22 Rushbrooke Close, High Wycombe, Bucks, HP13 7QN

Hurst are delighted to bring to market this beautifully presented T-bedroom semi-detached family home, which has been well maintained and improved upon by it's present owners and is offered in excellent condition throughout. Situated just a short drive of High Wycombe's town centre and train station, which offers a direct line service to London Marylebone making it an excellent purchase for anyone looking to commute to London. This sought-after Cul-De-Sac is also conveniently placed for easy access to local villages like Hazlemere, is just a few minutes walk of the Royal Grammar School and also gives the new owner miles of Countryside walks on your doorstep, which is ideal for families and dog walkers. The accommodation comprises; entrance hall, sitting room with stairs rising to the first floor, Modern fitted kitchen/breakfast room and door opening out onto the rear garden. To the first floor there are two double bedrooms, one of which has fitted wardrobes and a modern family bathroom. The property further benefits; gas central heating, UPVC double glazing, garage, with driveway parking for multiple cars and a superb, enclosed rear garden that is partly laid to lawn with a large patio area off the back of the house and a further patio at the end of the garden, both providing a perfect space for entertaining. King's Woods are located behind the property and can be accessed via a footpath on Rushbrooke Close, given direct access to 186 acres of woodland that stretches up to Penn. This really is a fantastic opportunity to acquire a well cared for home in a sought-after area that comes with a complete chain above. The chain above is the end of chain and is ready to exchange, so for those looking for a quick and simple sale then this property would suit you. An early internal viewing is highly recommended.

**TWO BEDROOM SEMI-DETACHED PROPERTY**

**GARAGE AND DRIVEWAY PARKING**

**QUIET CUL-DE-SAC LOCATION**

**EXCELLENT DECORATIVE ORDER THROUGHOUT**

**ENCLOSED REAR GARDEN BACKING WOODLAND**

**IDEAL FIRST TIME PURCHASE**

**EASY ACCESS TO TOWN & TRAIN STATION**

**COMPLETE CHAIN IN PLACE ABOVE READY TO GO**

**INTERNAL VIEWING ADVISED**

**GAS CENTRAL HEATING & DOUBLE GLAZED**









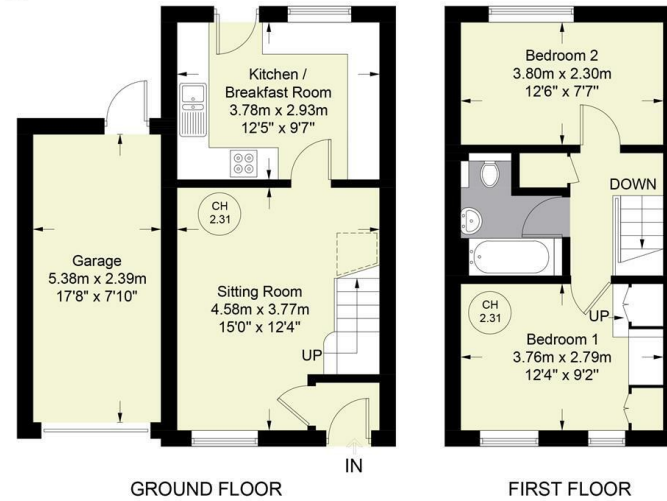


### Rushbrooke Close

Approximate Gross Internal Area  
Ground Floor = 315 sq ft / 29.3 sq m  
First Floor = 312 sq ft / 29.0 sq m  
Garage = 141 sq ft / 13.1 sq m  
Total = 768 sq ft / 71.4 sq m



CH 2.31 = Ceiling Height  
= Reduced headroom below 1.5m / 5'0"



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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