



Estate Agents
Hurst

33 Hampden Road, High Wycombe, Bucks, HP13 6SZ
Offers In Excess Of £700,000

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Hurst are delighted to be able to offer to the market this rarely available and substantial, four/five bedroom detached family home that is situated in a popular residential area and provides fantastic and versatile accommodation across three floors. This superb family home sits on a large plot that is South/West facing to the rear, offers fantastic views across to Downley/Hughenden Park as well as some amazing sunsets to the rear aspect. The property that was built in 1936 has undergone a number of improvements by the current owners, including the conversion of the basement that now provides a stunning lower ground floor living space & kitchen/breakfast/family area, whilst the remainder of the house provides ample and well proportioned bedrooms as well as versatile living accommodation throughout. The accommodation includes; from the lower ground up, modern fitted kitchen/breakfast room with break bar and seating area with bi-fold doors opening to the rear garden, utility room & guest cloakroom, family room, large hall with stairs leading to ground floor, entrance hall, study with door to side access, guest cloakroom, large sitting room, bedroom four with shower room and to the first floor there are three double bedrooms and family bathroom. The property also benefits from gas central heating, UPVC double glazed, carriage driveway parking, far reaching views and a South/West facing enclosed rear garden with large patio area. The property is within walking distance of the Royal Grammer and Godstowe Schools and a ten minute walk of High Wycombe Railway Station and town centre, an internal viewing is highly recommended. Thus wonderful family home also comes to market with a complete onward chain above.



STUNNING FAMILY HOME

POPULAR RESIDENTIAL AREA

**WALKING DISTANCE OF THE TOWN & TRAIN
STATION**

COMPLETE ONWARD CHAIN IN PLACE

AMPLE PARKING AND LARGE PLOT

OVER 1800 SQ FT OF ACCOMMODATION

NO CHAIN

**HUGE OPEN PLAN KITCHEN/BREAKFAST LIVING
AREA**

ALL THE BEDROOMS ARE GOOD SIZE ROOMS

EARLY AND INTERNAL VIEWING ADVISED







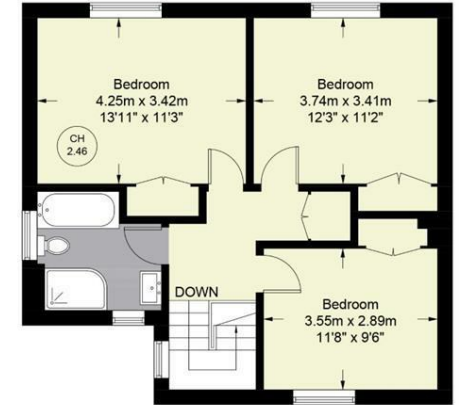
Hampden Road
 Approximate Gross Internal Area
 Lower Ground Floor = 608 sq ft / 56.5 sq m
 Ground Floor = 607 sq ft / 56.4 sq m
 First Floor = 604 sq ft / 56.1 sq m
 Total = 1819 sq ft / 169.0 sq m



LOWER GROUND FLOOR



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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