Hurst Estate Agents

35 Robinson Road, High Wycombe, Buckinghamshire, HP13 7BL

£600,000

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Situated, in arguably one of High Wycombe's most sought after areas is this heavily extended and improved upon, five-bedroom, semi-detached family home that combines a real sense of Countryside living whilst providing easy access to the town centre & junction 3 of M40, the property comes complete with a loft conversion and single storey rear and side extension.

This wonderful family home is positioned in this quiet location providing uninterrupted views across the valley, it benefits from convenient access to the M40, John Hampden Grammar School, Wycombe High School and is a short drive of Wycombe train station that offers a direct line service to London Marylebone making it perfect for those still looking to commute. The accommodation includes; entrance hall, guest cloakroom, study, utility room, open plan fitted kitchen/breakfast room with bii-folding doors opening to the rear garden. Huge sitting room with bay window to front aspect. To the first floor there are three bedrooms and a family bathroom and to the second floor there are two further bedrooms and a shower room. The property also benefits from; gas central heating, double glazing, recently replaced block paved driveway parking, a wonderful, enclosed and landscaped rear garden that provides various areas that are perfect for entertaining with a brick built bbq, decking area that provides far reaching views side and rear access. This really is a rare opportunity to acquire a substantial and well-proportioned family home in a sought after location and an internal viewing is advised.

FIVE-BEDROOM SEMI-DETACHED HOME

THREE TOILETS & UTILITY ROOM

OVER 1500 SQFT OF ACCOMMODATION

RECENTLY REPLACED DRIVEWAY

OPEN PLAN KITCHEN/BREAKFAST/DINING AREA

HUGE SITTING ROOM

IDEAL FAMILY HOME IN A GREAT LOCATION

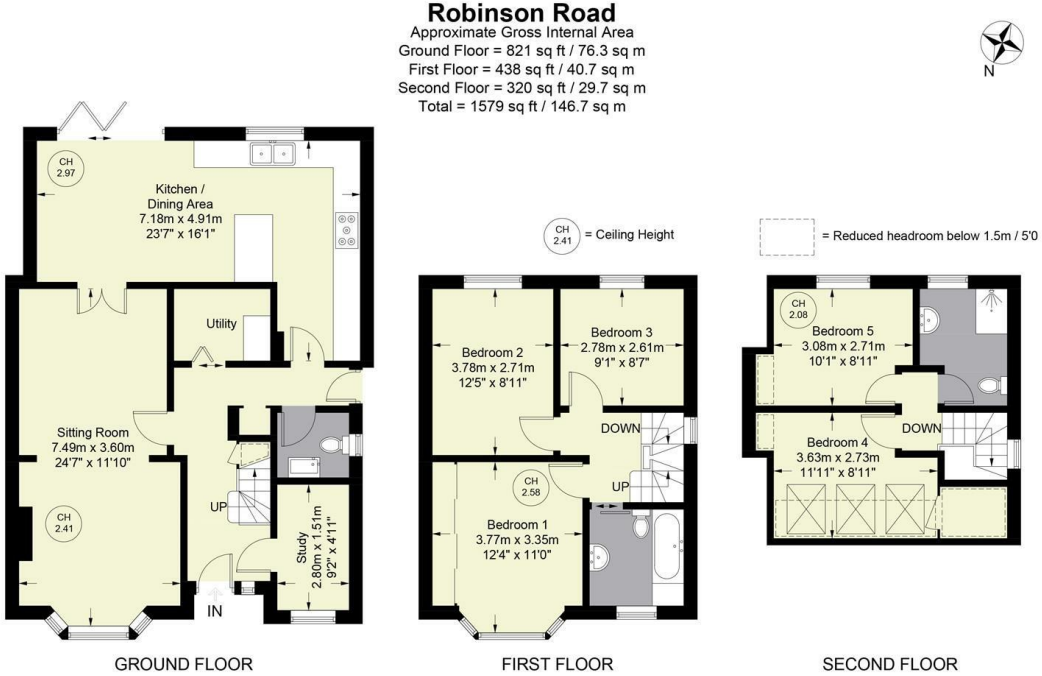
SUPERB VIEWS FROM GARDEN AND FRONT ASPECT

SUPERB ACCESS TO LOCAL VILLAGES & M40

INTERNAL VIEWING ADVISED

Robinson Road

Approximate Gross Internal Area
Ground Floor = 821 sq ft / 76.3 sq m
First Floor = 438 sq ft / 40.7 sq m
Second Floor = 320 sq ft / 29.7 sq m
Total = 1579 sq ft / 146.7 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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