



12 Salisbury Road, High Wycombe, Bucks, HP13 6UL

A heavily and tastefully extended, five bedroom, semi-detached property that provides spacious and versatile living accommodation and is offered in good condition throughout. This superb family home has undergone several changes that include a single storey extension, loft conversion and a huge double garage that comes with additional loft space / study area. The property is located on the East side of High Wycombe and within a short walk of local shops, Wycombe town centre and train station which is great for those looking to commute. The accommodation includes; entrance hall, guest shower room, living room, dining room, modern fitted kitchen/breakfast room with sky light and bi-folding doors opening onto rear garden, to the first floor there are three bedrooms and family bathroom with two further bedrooms and w/c to the second floor. The property also benefits from; gas central heating, UPVC double glazing, Cat 5e cabling throughout, fully rewired, new staircase from ground floor up, double garage, driveway parking for three vehicles and enclosed rear garden. This really is a superb home and an internal viewing is highly recommended.



**FIVE BEDROOM SEMI-DETACHED FAMILY HOME
DOUBLE GARAGE TO THE REAR WITH STUDY/STORE
AREA ABOVE**

THREE W/C'S ONE ON EACH FLOOR

DRIVEWAY PARKING WITH GATED REAR ACCESS

HEAVILY EXTENDED IN 2017

**WREN KITCHEN WITH BOSCH APPLIANCES AND
RANGE COOKER**

NEW VALIANT COMBI BOILER

BRAND NEW RADIATORS AND PLUMBING

1GB FIRBE BROADBAND & FIREPROOF DOORS

EV CHARGE POINT TO THE PROPERTY

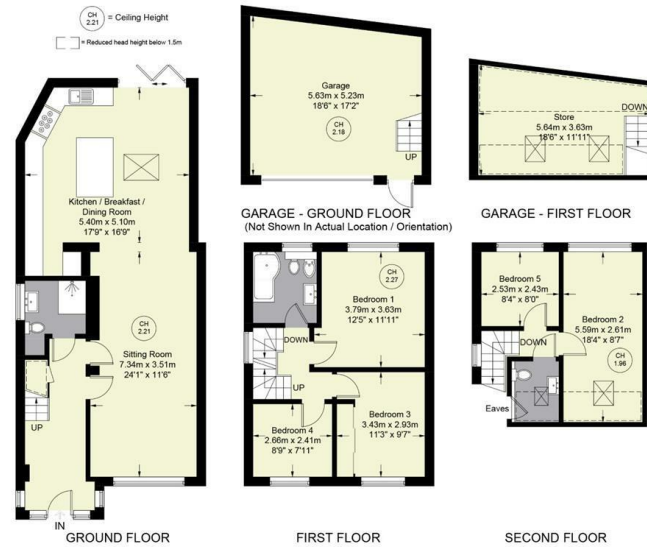






Salisbury Road

Approximate Gross Internal Area
 Ground Floor = 787 sq ft / 73.1 sq m
 First Floor = 450 sq ft / 41.8 sq m
 Second Floor = 308 sq ft / 28.6 sq m
 Garage / Store = 500 sq ft / 46.5 sq m
 Total = 2045 sq ft / 190.0 sq m



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.

Hurst Estate Agents

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