Hurst Estate Agents

23 Rye View, High Wycombe, Buckinghamshire, HP13 6HL

Offers In Excess Of £700,000

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An extremely spacious four bedroom detached family home that has been well maintained and improved upon by the current owners and is offered in excellent condition throughout. This family home is located in one of the most desirable residential addresses on the favoured north side of the town centre. It is just a short walk from one of two Ofsted rated Outstanding schools – The Royal Grammar School for Boys. The Wycombe High School for Girls is also in this property's catchment. High Wycombe's town centre and train station are both within short walking distance, ideal for those looking to commute as the station offers a fast direct service to London Marylebone. The accommodation includes: entrance hall, guest cloakroom, large L-shaped lounge/dining room with patio doors leading out to a rear patio area, study/family room, modern fitted kitchen/breakfast room/family room with access to rear garden and integral garage. On the first floor is the principal bedroom with large walk-in dressing room, that could easily be converted into an en-suite, should that be desired. There are three further bedrooms with a family bathroom and separate shower room. The property also benefits from double glazing and gas central heating, with a brand new, recently installed, boiler with a 7-year guarantee. The current owners have also re-landscaped the front and rear gardens. Although the rear garden is to the north of the house, its elevation gives all parts sunshine most of the day in the summer, and sunshine to many parts even through the winter. There are also two patio areas, one of which provides stunning views across the valley. There is an integral garage and driveway parking for two/three vehicles. This really a superb family home that is located within a conservation area and an internal viewing is highly recommended.

FOUR BEDROOM DETACHED FAMILY HOME

GARAGE & DRIVEWAY PARKING

SOUGHT-AFTER CUL-DE-SAC LOCATION

THREE RECEPTION ROOMS

FIVE MINUTE WALK TO TRAIN STATION

CATCHMENT FOR OUTSTANDING SCHOOLS

PROPERTY IS OFFERED IN EXCELLENT CONDITION

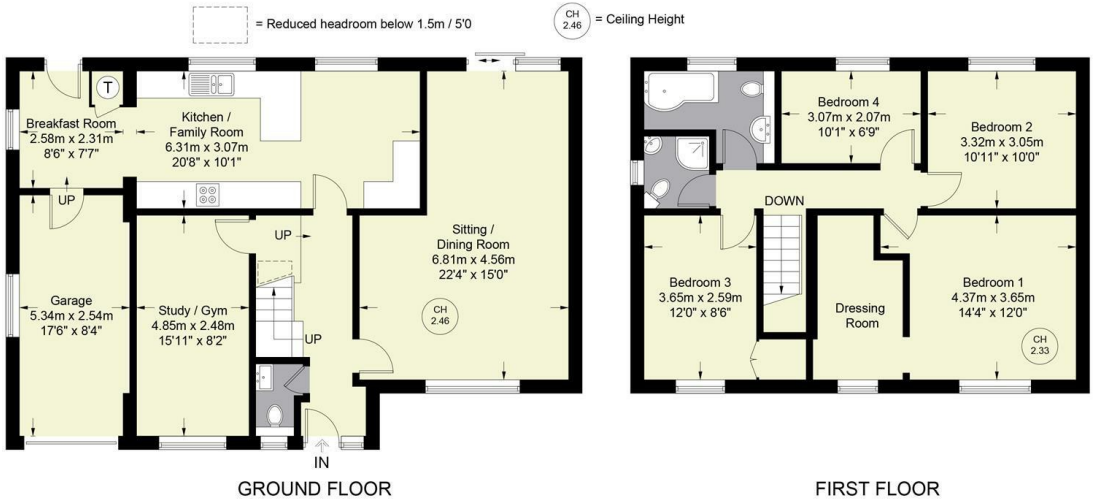
BRAND NEW BOILER INSTALLED

INTEGRAL GARAGE & BLOCK PAVED DRIVEWAY

INTERNAL AND EARLY VIEWING ADVISED

Rye View

Approximate Gross Internal Area
Ground Floor = 1007 sq ft / 93.6 sq m
(Including Garage)
First Floor = 708 sq ft / 65.8 sq m
Total = 1715 sq ft / 159.4 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.

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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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