



Estate Agents
Hurst

18 Leas Close, High Wycombe, Bucks, HP13 7UW
£425,000

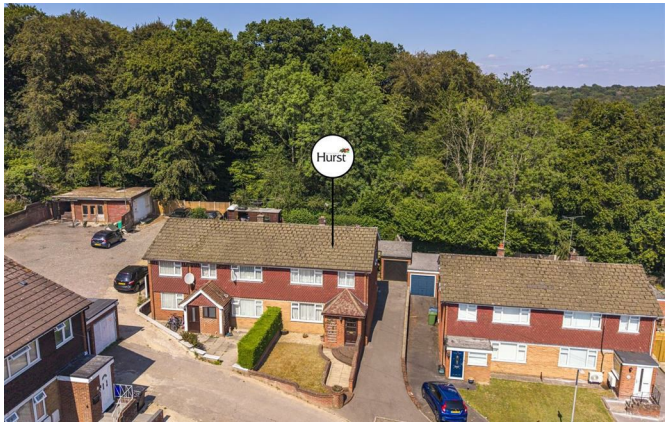
18 Leas Close, High Wycombe, Bucks, HP13 7UW

Hurst bring to market this well cared for, three bedroom semi-detached property that has been well cared for over the years but does require some redecoration and modernisation throughout. This wonderful family home is situated at the end of this quiet cul-de-sac that backs woodlands, and is just a short drive of High Wycombe's train station which offers a direct line service to London Marylebone making it an excellent purchase for anyone looking to commute to London. The property also provides easy access to the town centre, is walking distance of a couple of junior schools and also in close proximity to the outstanding Royal Grammar School. The accommodation includes; entrance porch, hallway, fitted kitchen with door leading to rear garden, sitting room with central featured fireplace and window to front aspect, there are also French doors that open through to the dining room which also provides access to the same open fireplace to the living room. To the first floor there are three bedrooms and a family bathroom. The property also benefits from; gas central heating, UPVC double glazed, detached garage with brick built outside/sheds, driveway parking to the side and front for two/three vehicles, private garden which is extremely secluded and comes with two patio areas, partly laid to lawn and a covered and established pergola. The rear garden also provides a wonderful outlook onto woodlands. This really is a wonderful home and an early and internal viewing is highly recommended. The property is also offered to the market with no onward chain.

THREE BEDROOM SEMI-DETACHED PROPERTY
NO ONWARD CHAIN WITH THIS HOME
DETACHED GARAGE / WORKSHOP
IDEAL FAMILY HOME
QUIET CUL-DE-SAC CLOSE TO TOWN
POTENTIAL TO EXTENDED STPP
TWO RECEPTION ROOMS
SECLUDED REAR GARDEN
WALKING DISTANCE OF LOCAL SCHOOLS
SHORT DRIVE OFF WYCOMBE TRAIN STATION







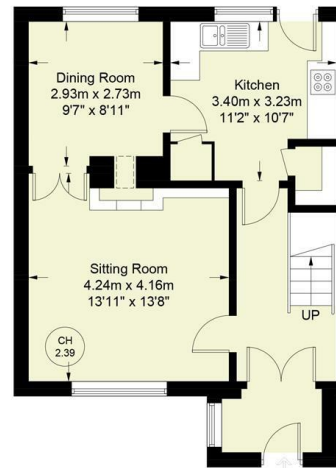
Leas Close

Approximate Gross Internal Area
 Ground Floor = 533 sq ft / 49.5 sq m
 First Floor = 498 sq ft / 46.3 sq m
 Garage / Workshop / Store = 219 sq ft / 20.4 sq m
 Total = 1250 sq ft / 116.2 sq m

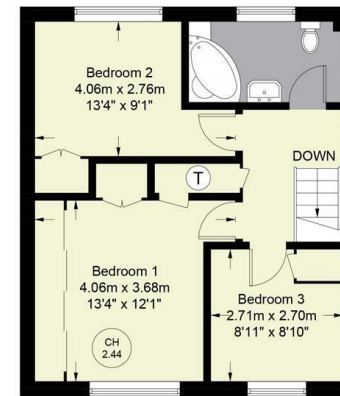


= Reduced headroom below 1.5m / 5'0"

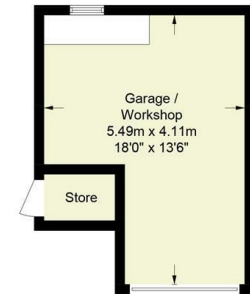
= Ceiling Height



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual Location / Orientation)

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.

Hursts 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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