Hurst Estate Agents

176 Hithercroft Road, High Wycombe, Buckinghamshire, HP13 5RG

£350,000

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Offered to the market with NO ONWARD CHAIN is this bright and spacious three bedroom terraced family home, requiring some modernisation throughout and offering an excellent opportunity for a purchaser to put their own stamp on the property.

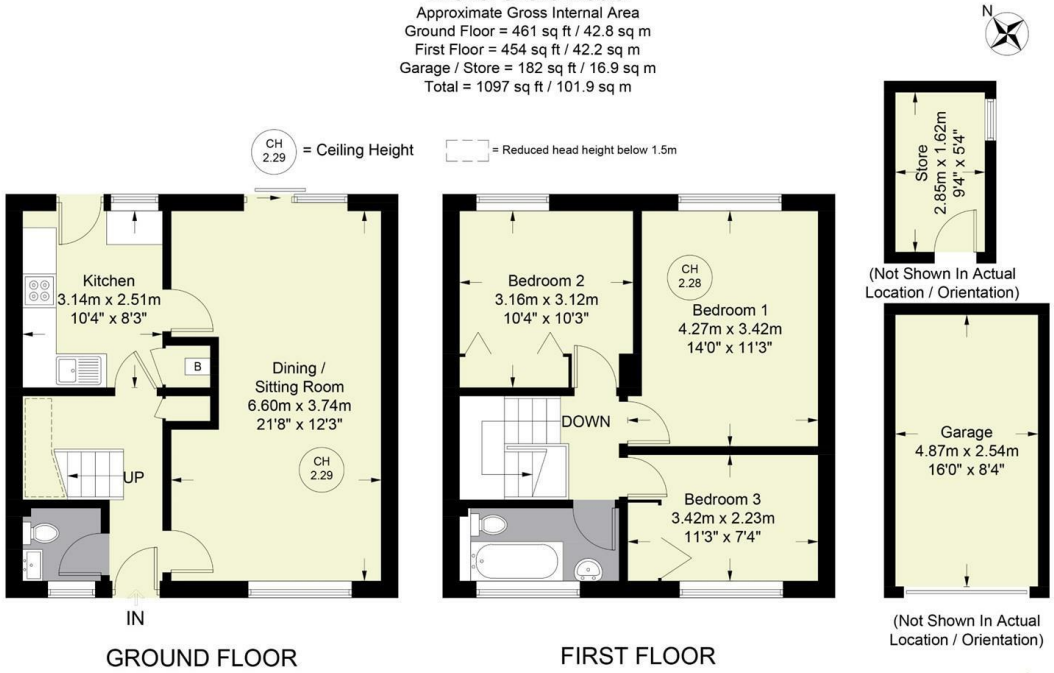
The property enjoys a green fronting position within the sought after Downley area of High Wycombe. It is ideally situated within walking distance of the popular Disraeli School, whilst Downley's range of everyday amenities are also close by, including a Co-Op and Tesco Express store. For commuters, the property is well placed for access to the M40 motorway and High Wycombe railway station, offering fast train services to London Marylebone.

The accommodation comprises: entrance hall, guest cloakroom, large double aspect lounge/diner and spacious fitted kitchen to the ground floor, with three bedrooms and a family bathroom to the first floor. Externally, the property benefits from front and rear gardens, a garage and off street parking to the rear, together with a useful brick built storage shed. Further benefits include gas central heating and UPVC double glazing.

NO ONWARD CHAIN
SOUGHT AFTER DOWNLEY LOCATION
GARAGE & OFF STREET PARKING
GUEST CLOAKROOM
LARGE DOUBLE ASPECT LIVING ROOM
SPACIOUS FITTED KITCHEN
GREEN FRONTING POSITION
FRONT & REAR GARDENS
BRICK BUILT SHED
CLOSE TO AMENITIES

Hithercroft Road

Approximate Gross Internal Area
Ground Floor = 461 sq ft / 42.8 sq m
First Floor = 454 sq ft / 42.2 sq m
Garage / Store = 182 sq ft / 16.9 sq m
Total = 1097 sq ft / 101.9 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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