



Estate Agents
Hurst

3 The Quadrant, High Wycombe, Buckinghamshire, HP13 6TU
£425,000

3 The Quadrant, High Wycombe, Buckinghamshire, HP13 6TU

Offered to the market in good condition throughout is this bright and spacious, rear extended three bedroom semi-detached house.

The property is situated in a quiet, tucked away street on the east side of High Wycombe, within easy reach of local parks, amenities and highly regarded schools, including The Royal Grammar School.

The accommodation comprises an enclosed porch, living room, spacious open-plan kitchen/dining room with bi-fold doors opening onto the rear garden, utility room, guest cloakroom, three bedrooms and a modern shower room. Further benefits include a large enclosed rear garden, driveway parking for two vehicles, gas central heating and UPVC double glazing throughout.

The Quadrant is conveniently positioned for High Wycombe town centre, which offers a range of shopping, leisure and dining facilities, together with a mainline railway station providing regular services to London Marylebone in under 30 minutes, making it an excellent choice for commuters. The property also enjoys easy access to the M40 motorway at Junction 3, connecting to London, Oxford and the wider motorway network.



WONDERFUL FAMILY HOME

REAR EXTENDED

LARGE OPEN PLAN KITCHEN/DINING ROOM

BI-FOLDING DOORS ONTO THE GARDEN

DRIVEWAY PARKING FOR TWO CARS

GUEST CLOAKROOM

MODERN SHOWER ROOM

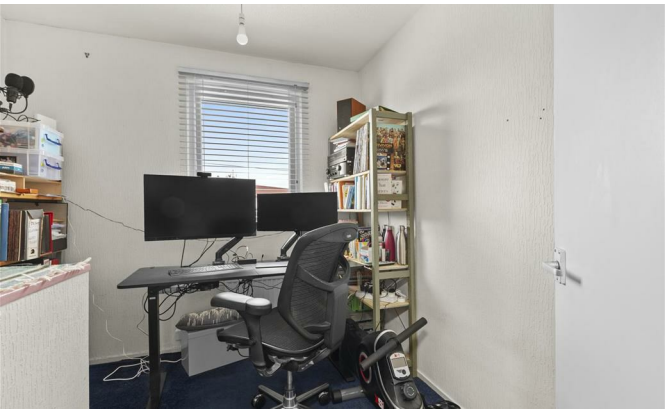
UTILITY ROOM

LARGE ENCLOSED REAR GARDEN

CLOSE TO SCHOOLS & AMENITIES







The Quadrant

Approximate Gross Internal Area
 Ground Floor = 808 sq ft / 75.1 sq m
 First Floor = 454 sq ft / 42.2 sq m
 Total = 1262 sq ft / 117.3 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.



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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk