

Estate Agents Hurst

14 Wychwood Gardens, High Wycombe, Bucks, HP12 4LJ

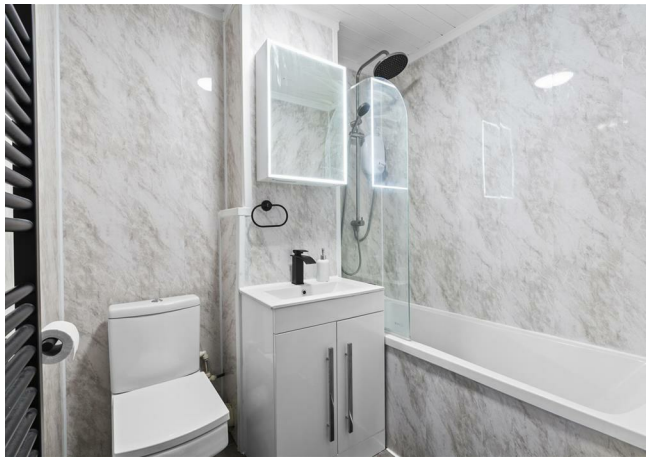
£345,000

14 Wychwood Gardens, High Wycombe, Bucks, HP12 4LJ

A well presented, three bedroom, mid terrace property that is located in this quiet cul-de-sac in this sought-after area of High Wycombe providing easy access to junction 4 of the M40 making it perfect for those looking to commute. The property is sat up in an elevated position and offers wonderful views to the front aspect across to West Wycombe and beyond and comes with an easy to maintain rear garden with a large decked area. This really is a superb house that would make an excellent first time purchase/first home or a great buy to let investment with a rental return of circa £1600 PCM. The accommodation includes; entrance hall, large lounge with log burner, modern fitted kitchen/breakfast room, three bedrooms and family bathroom. The property also benefits from electric heating, double glazing, fibre broadband installed, allocated parking for two vehicles, and enclosed rear garden that provides a patio area and decking across two levels. The property is located a short walk of local shops and just a short drive of John Lewis as well as Wycombe High and John Hampden Grammar Schools and Ofsted outstanding primary school. An internal viewing is advised and this three bedroom home is offered to the market with no onward chain.



QUIET CUL-DE-SAC LOCATION
FAR REACHING VIEWS TO FRONT ASPECT
REALLY WELL KEPT THROUGHOUT
ALLOCATED PARKING
LARGE LOUNGE WITH LOG BURNER
DOUBLE GLAZED & ELECTRIC HEATING
IDEAL STARTER HOME
NO ONWARD CHAIN
INTERNAL VIEWING ADVISED
CLOSE TO JUNCTION 4 OF M40





















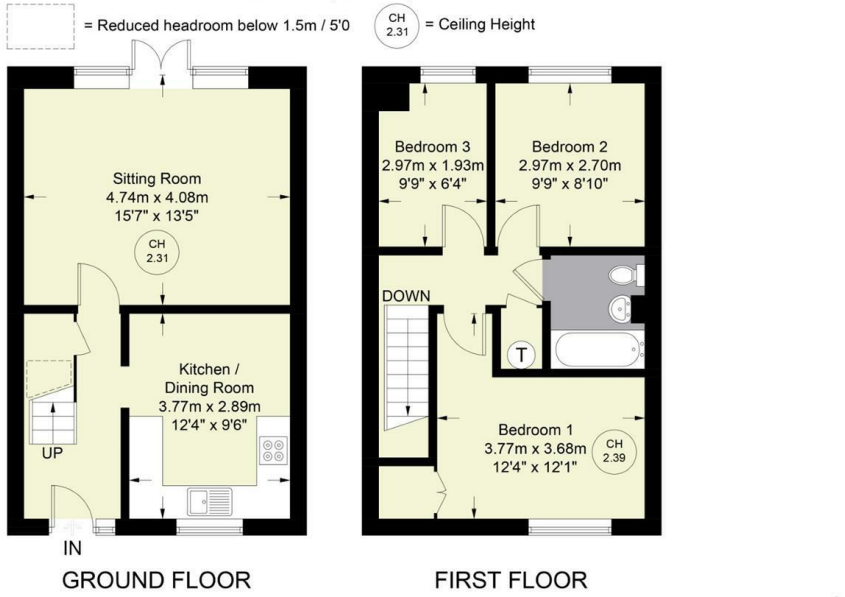






Wychwood Gardens

Approximate Gross Internal Area
Ground Floor = 405 sq ft / 37.6 sq m
First Floor = 406 sq ft / 37.7 sq m
Total = 811 sq ft / 75.3 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

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