



59 Verney Avenue, High Wycombe, Buckinghamshire, HP12 3ND

Hurst are delighted to bring to market this stunning three/four-bedroom detached family home. Sitting on a large, level plot and presented in good condition throughout, this impressive property is located in an extremely sought-after private road, just off the Marlow Road area of High Wycombe.

The house is a short drive from Junction 4 of the M40 and within walking distance of both John Hampden Grammar School and Wycombe High School. It is also conveniently close to High Wycombe train station, which offers a direct line service to London Marylebone, making it perfect for those looking to commute. The accommodation comprises; reception hall, guest cloakroom, sitting room with bay window to front aspect, dining room/bedroom four with door to en-suite shower room, modern fitted kitchen/breakfast/dining room with door to side access, three bedrooms and modern bathroom with shower cubicle and separate w/c.

The property benefits from; a huge workshop and home office to the back of the rear garden that comes with power, light and internet connection, gas central heating, double glazing, large level and enclosed rear garden that has been completely re-landscaped with new lawn area, stone pathway to the office, new fencing and a sizeable patio area which is perfect area for entertaining. The garden is also South/West Facing so gets a large amount of sunshine.

This wonderful family home has been hugely improved upon by its current owners and would make an ideal family home. We would expect this property to achieve a lot of interest, so an early viewing is highly recommended.



**THREE/FOUR BEDROOM DETACHED
LARGE LEVEL REAR GARDEN
PRIVATE ROAD CLOSE TO M40 JUNCTION 4
DRIVEWAY PARKING FOR THREE VEHICLES
HIGHLY SOUGHT AFTER LOCATION
EXTENDED TO THE GROUND FLOOR AT THE
REAR
IDEAL AND FLEXIBLE FAMILY HOME
TWO BATHROOMS AND A GUEST CLOAKROOM
WALKING DISTANCE OF LOCAL SCHOOLS
HUGE WORKSHOP & HOME OFFICE**







Verney Avenue

Approximate Gross Internal Area
Ground Floor = 706 sq ft / 65.6 sq m
First Floor = 491 sq ft / 45.6 sq m
Office / Workshop = 252 sq ft / 23.4 sq m
Total = 1449 sq ft / 134.6 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.

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.

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