Hurst Estate Agents

3 Dean Close, High Wycombe, Buckinghamshire, HP12 3NS

Offers In Excess Of £500,000

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Hurst are delighted to present this substantial and thoughtfully extended four-bedroom semi-detached family home, offering generous and versatile living accommodation in one of High Wycombe's most convenient and sought-after residential locations.

Perfectly positioned between High Wycombe town centre and Junction 4 of the M40, the property offers outstanding connectivity for commuters, with High Wycombe railway station providing fast and direct services to London Marylebone. The location is particularly popular with families, benefiting from easy access to a range of highly regarded schools, including the renowned grammar schools, Wycombe High School and John Hampden Grammar School.

High Wycombe itself is a thriving market town nestled on the edge of the stunning Chiltern Hills, offering an excellent balance of town and countryside living. Residents enjoy a wide variety of shopping, leisure and dining facilities, alongside picturesque woodland walks, open green spaces and easy access to neighbouring villages and commuter routes.

Having been extended over the years, the property now offers exceptionally spacious accommodation throughout. The ground floor features a welcoming entrance hall, utility room with side access, guest cloakroom, a bright and spacious through lounge/dining room, additional family room and a well-appointed fitted kitchen/breakfast room, creating excellent spaces for both everyday family life and entertaining.

To the first floor, the generous principal bedroom benefits from its own en-suite shower room, while three further well-proportioned double bedrooms are served by a modern family bathroom.

Externally, the property enjoys a private and enclosed rear garden, predominantly laid to lawn, providing an ideal space for children to play and for outdoor entertaining. Further benefits include a large garage, driveway parking for two vehicles, gas central heating and double glazing throughout.

FOUR BEDROOM SEMI-DETACHED

GARAGE & DRIVEWAY PARKING

UTILITY ROOM & GUEST CLOAKROOM

FITTED KITCHEN/BREAKFAST ROOM

EN-SUITE & FAMILY BATHROOM

CUL-DE-SAC LOCATION

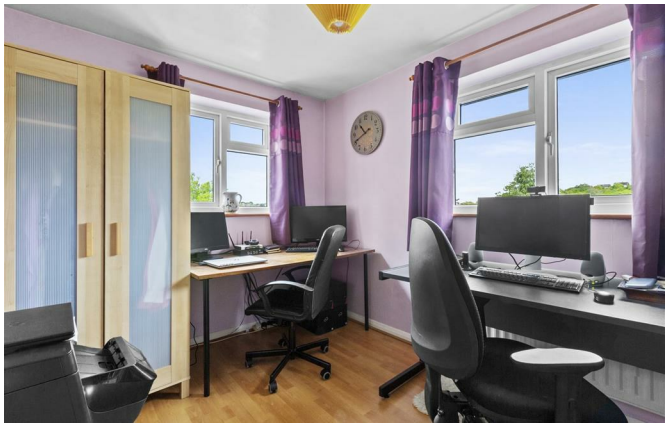
IDEAL & SPACIOUS FAMILY HOME

GAS CENTRAL HEATING & DOUBLE GLAZED

GOOD ACCESS TO TOWN CENTRE & M40

INTERNAL VIEWING ADVISED

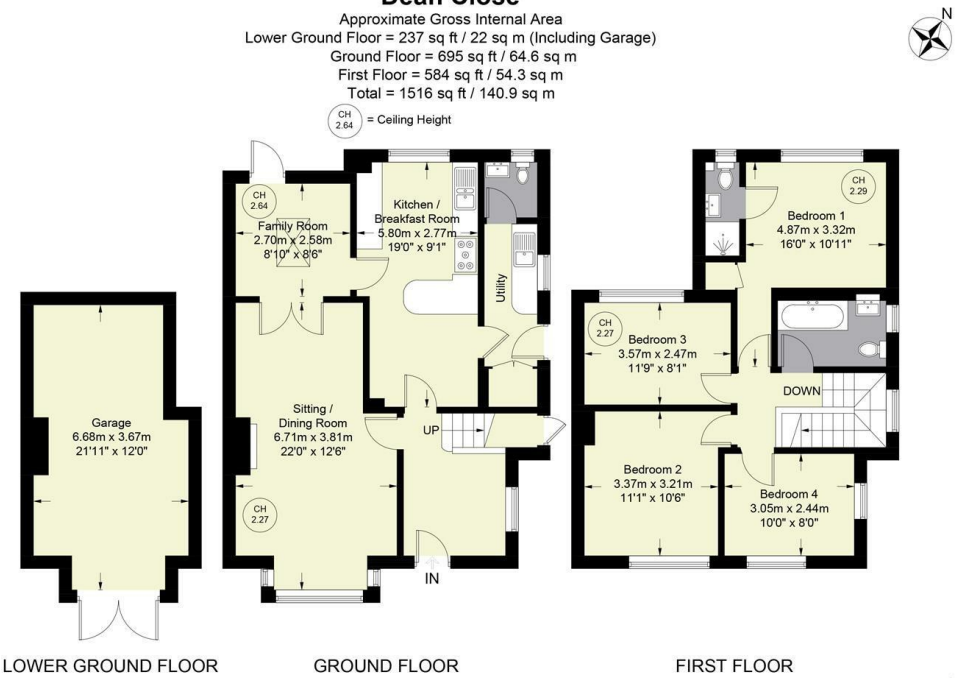
Hurst



Dean Close

Approximate Gross Internal Area
Lower Ground Floor = 237 sq ft / 22 sq m (Including Garage)
Ground Floor = 695 sq ft / 64.6 sq m
First Floor = 584 sq ft / 54.3 sq m
Total = 1516 sq ft / 140.9 sq m

CH 2.64 = Ceiling Height



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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