



Estate Agents
Hurst

97 Hughenden Avenue, High Wycombe, Bucks, HP13 5SS
£425,000

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Hurst are delighted to bring to market this three bedroom, semi-detached home that has been well cared for over the years, is offered in good condition throughout. This popular family home is positioned half way along Hughenden Avenue and provides a sizeable, and fairly level rear garden which is rare for the area, as well as being over 70ft in length and is South facing. There is also plenty of room to potentially add a rear, or side extension, as well as a loft conversion (subject to obtaining the relevant planning permission) and the property also offers excellent access to the superb local schools, and offers miles of countryside walks on your doorstep, with Hughenden National Trust parkland just a short stroll from the property. The accommodation includes; entrance porch, hallway, large sitting/ through dining room with patio doors opening out onto the rear garden, fitted kitchen with door leading to the rear, and to the first floor there are, three bedrooms and family bathroom. The property also benefits from; garage with driveway parking, double glazing, gas central heating, enclosed rear garden that comes with a raised seating area, storage shed, access to garage and a large lawn area. We expect this property to react extremely well and would recommend that you and make an early booking to avoid disappointment.



**THREE BEDROOM SEMI-DETACHED
GARAGE & DRIVEWAY PARKING
CLOSE TO TOWN CENTRE AND TRAIN STATION
POTENTIAL FOR EXPANSION STPP
IDEAL FAMILY HOME
SOUTH FACING REAR GARDEN
WALKING DISTANCE OF HUGHENDEN PARK
DOUBLE GLAZED & GAS CENTRAL HEATING
THROUGH LOUNGE/DINING ROOM
FITTED KITCHEN**





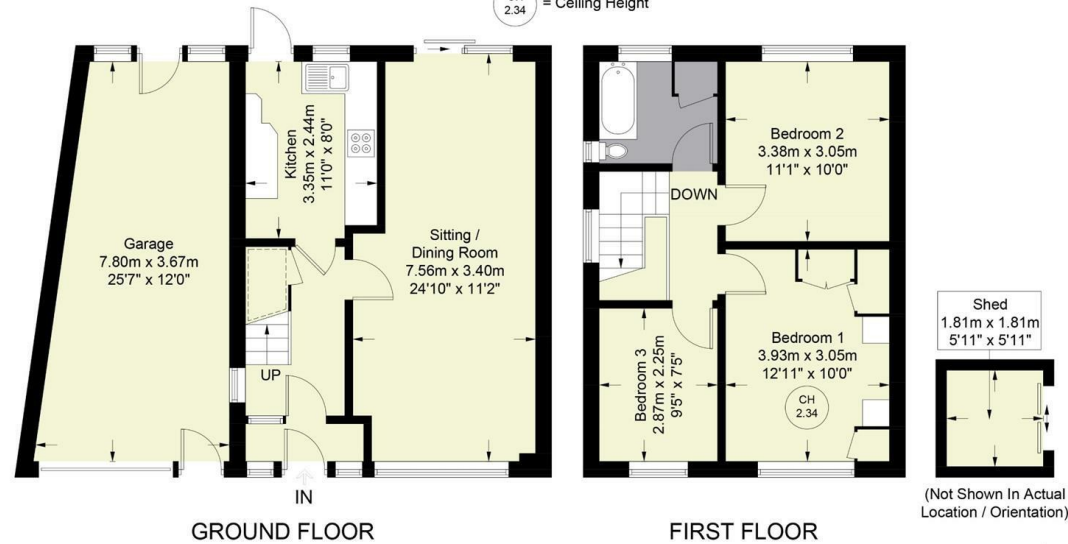


Hughenden Avenue

Approximate Gross Internal Area
 Ground Floor = 439 sq ft / 40.8 sq m
 First Floor = 433 sq ft / 40.2 sq m
 Garage / Shed = 288 sq ft / 26.8 sq m
 Total = 1160 sq ft / 107.8 sq m



CH 2.34 = 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.



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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