



Estate Agents
Hurst

9 Hodges Mews, High Wycombe, Buckinghamshire, HP12 3JL
£400,000

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Offered to the market with NO ONWARD CHAIN, this spacious and well presented three bedroom semi detached townhouse is arranged over three floors and offers generous, versatile living accommodation, a modern fitted kitchen, garage, and driveway parking.

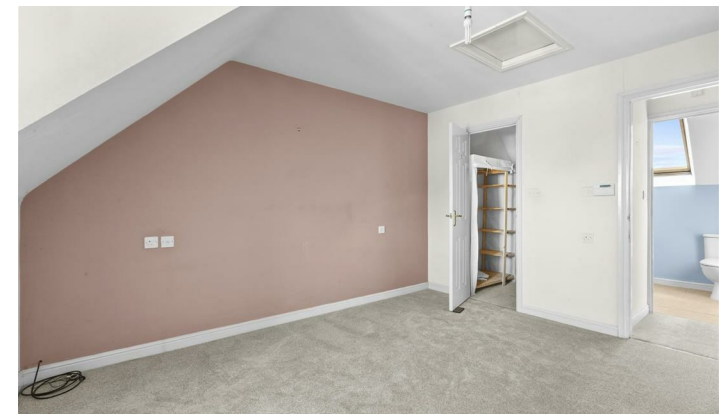
Situated in a quiet, tucked-away cul-de-sac on the sought after west side of High Wycombe, the property is ideally positioned for easy access to Junction 4 of the M40 and is within close proximity to two of the town's highly regarded grammar schools (Wycombe High and John Hampden).

The accommodation comprises an entrance hall, guest cloakroom, modern fitted kitchen/breakfast room, and a spacious lounge/dining room with a useful large storage cupboard. The first floor features two generous double bedrooms and a contemporary family bathroom, while the impressive principal bedroom occupies the entire second floor, benefiting from a large walk-in wardrobe and an en-suite shower room. Further benefits include a garage, driveway parking, gas central heating, and UPVC double glazing, making this an excellent family home in a convenient and desirable location.



GARAGE & DRIVEWAY PARKING
THREE LARGE DOUBLE BEDROOMS
MODERN FITTED KITCHEN
GUEST CLOAKROOM
SPACIOUS LOUNGE/DINER
ENCLOSED REAR GARDEN
QUIET CUL-DE-SAC
CLOSE TO GRAMMAR SCHOOLS
CLOSE TO J.4 OF M40
GAS CENTRAL HEATING







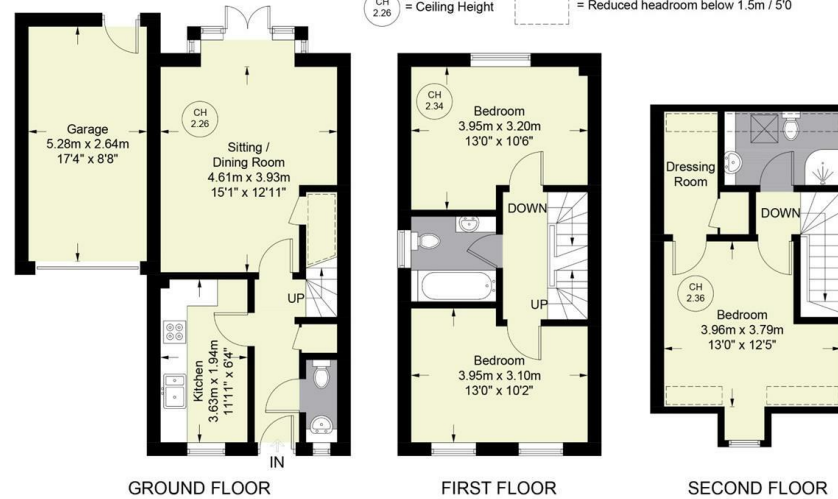
Hodges Mews

Approximate Gross Internal Area
 Ground Floor = 373 sq ft / 34.7 sq m
 First Floor = 357 sq ft / 33.2 sq m
 Second Floor = 287 sq ft / 26.7 sq m
 Garage = 151 sq ft / 14.0 sq m
 Total = 1168 sq ft / 108.6 sq m



CH 2.26 = Ceiling Height

[Dashed line] = Reduced headroom below 1.5m / 5'0"



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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