



Estate Agents
Hurst

55 Arundel Road, High Wycombe, Buckinghamshire, HP12 4NF
Asking Price £450,000

55 Arundel Road, High Wycombe, Buckinghamshire, HP12 4NF

Offered to the market in immaculate condition throughout, this extended three bedroom semi-detached house has been well maintained by its current owners. The property is located on the sought after Marlow side of High Wycombe in a tucked away cul-de-sac within close proximity to Junction 4 of the M40 and two of the towns most highly regarded grammar schools; Wycombe High & John Hampden making it an ideal purchase for families. The accommodation comprises; entrance porch, living room, separate dining room leading out into the private rear garden, well proportioned modern fitted kitchen, and a study room which can be used as a home working office, or extra bedroom space. The property further benefits; three bedrooms, modern family bathroom, garage plus driveway parking for two cars, uPVC double glazing and gas central heating. An internal viewing is advised.

SEMI DETACHED HOUSE

THREE BEDROOMS

CUL-DE-SAC LOCATION

GARAGE & DRIVEWAY PARKING FOR TWO CARS

UPVC DOUBLE GLAZING

GAS CENTRAL HEATING

CLOSE TO GRAMMAR SCHOOLS & MOTORWAY

WELL MAINTAINED THROUGHOUT

AN INTERNAL VIEWING IS ADVISED

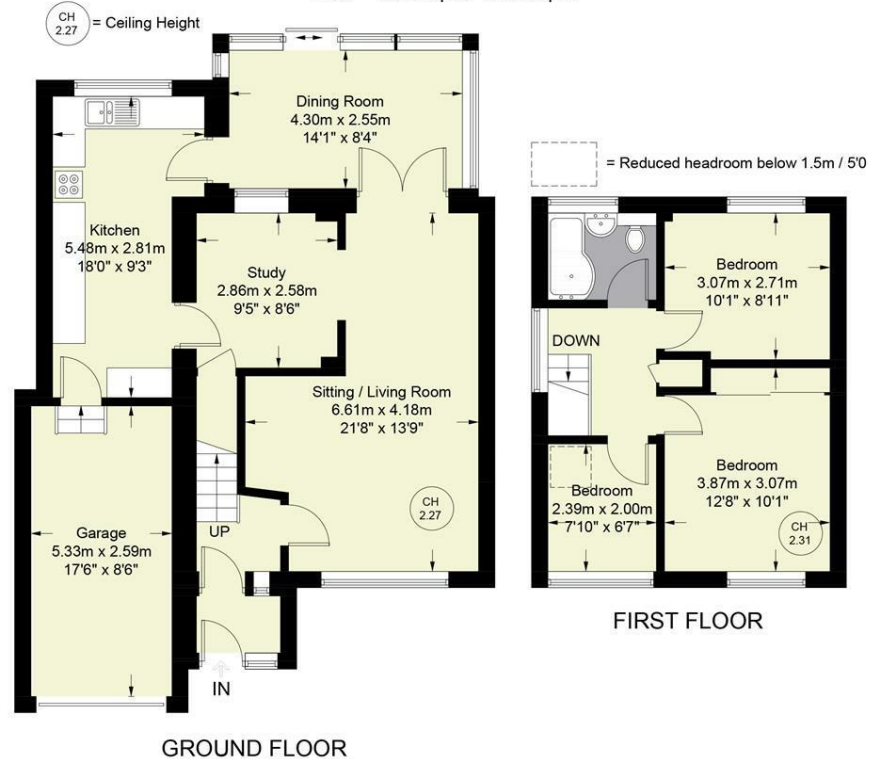






Arundel Road

Approximate Gross Internal Area
 Ground Floor = 885 sq ft / 82.2 sq m (Including Garage)
 First Floor = 369 sq ft / 34.3 sq m
 Total = 1254 sq ft / 116.5 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.

Estate Agents
Hursts

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