



Estate Agents  
**Hurst**

11 New Road Close, High Wycombe, Buckinghamshire, HP12 4LE  
Asking Price £450,000

# 11 New Road Close, High Wycombe, Buckinghamshire, HP12 4LE

A three-bedroom semi-detached home with a large corner plot rear garden, located in a quiet cul-de-sac in the highly sought-after Sands area of High Wycombe and has been refurbished throughout by the current owners. The property comprises; entrance hallway, ground floor cloakroom, well-proportioned dining room featuring a bay window and decorative non-functioning brick fireplace- providing an ideal space for formal dining or entertaining, spacious sitting room overlooking the private rear garden, offering a comfortable and versatile living area and a fitted kitchen with side access into the garden. The property further benefits; three double bedrooms, modern family bathroom, gas central heating, uPVC double glazing, driveway parking. An internal viewing is highly recommended.



**SEMI DETACHED HOUSE  
THREE DOUBLE BEDROOMS  
CUL-DE-SAC LOCATION  
REFURBISHED THROUGHOUT**

**PRIVATE REAR GARDEN  
UPVC DOUBLE GLAZING  
CLOSE TO MOTORWAY  
DRIVEWAY PARKING**

**TWO RECEPTIONS  
AN INTERNAL VIEWING IS HIGHLY  
RECOMMENDED**









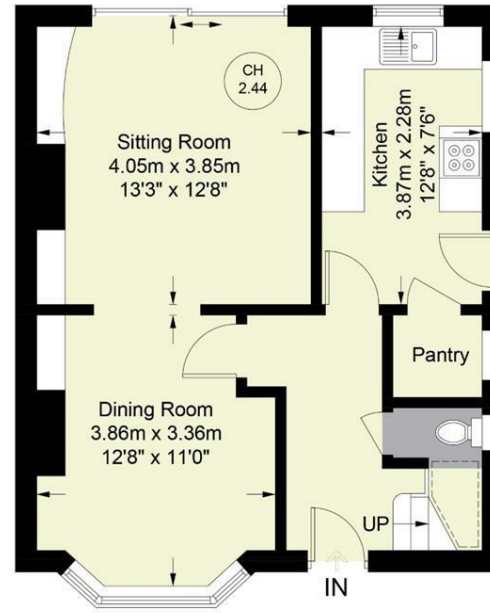
## New Road Close

Approximate Gross Internal Area  
 Ground Floor = 512 sq ft / 47.6 sq m  
 First Floor = 494 sq ft / 45.9 sq m  
 Total = 1006 sq ft / 93.5 sq m

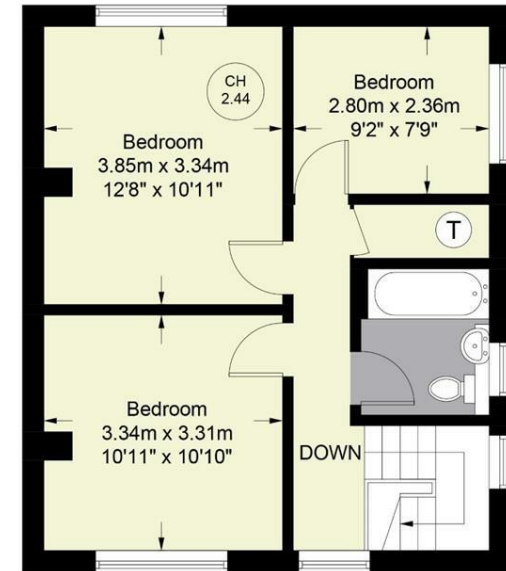


 = Reduced headroom below 1.5m / 5'0

 = Ceiling Height



GROUND FLOOR



FIRST FLOOR

Floor Plan produced for Hursts by Media Arcade ©.

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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