



105 Arundel Road, High Wycombe, Buckinghamshire, HP12 4ND

Offered to the market with NO ONWARD CHAIN, this bright and spacious three bedroom end of terrace is presented in immaculate condition throughout. Occupying a quiet, tucked-away position away from the road, the property benefits from allocated parking and far reaching countryside views across the valley. Perfect for first time buyers.

Ideally situated in the highly sought after Sands area of High Wycombe, the property offers excellent access to Junction 4 of the M40. High Wycombe railway station, approximately three miles away, provides fast and frequent services to London Marylebone in under 30 minutes. With the lovely town of Marlow in close proximity too (under 5 miles).

The well presented accommodation comprises an enclosed porch, entrance hall, a spacious lounge/ dining room, a modern fitted kitchen, a versatile office/guest room, two double bedrooms and one single room, and a recently refitted contemporary shower room.

Further benefits include an elevated decking area ideal for outdoor entertainment and low maintenance, an allocated parking space within the residents' parking area, gas central heating, and UPVC double glazing throughout.



NO ONWARD CHAIN
NEWLY FITTED SHOWER ROOM
IMMACULATE CONDITION THROUGHOUT
MODERN FITTED KITCHEN
QUIET & TUCKED AWAY POSITION
FAR REACHING VIEWS
ALLOCATED PARKING SPACE
OFFICE/GUEST ROOM
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING

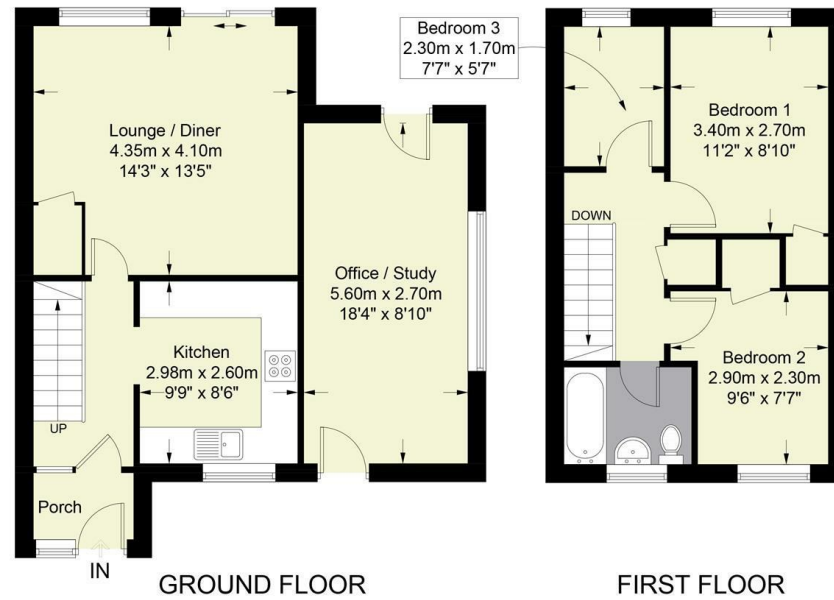






Arundel Road

Approximate Gross Internal Area = 861 sq ft / 80.0 sq m



Floor Plan produced for Hursts
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.

Hursts
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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk