

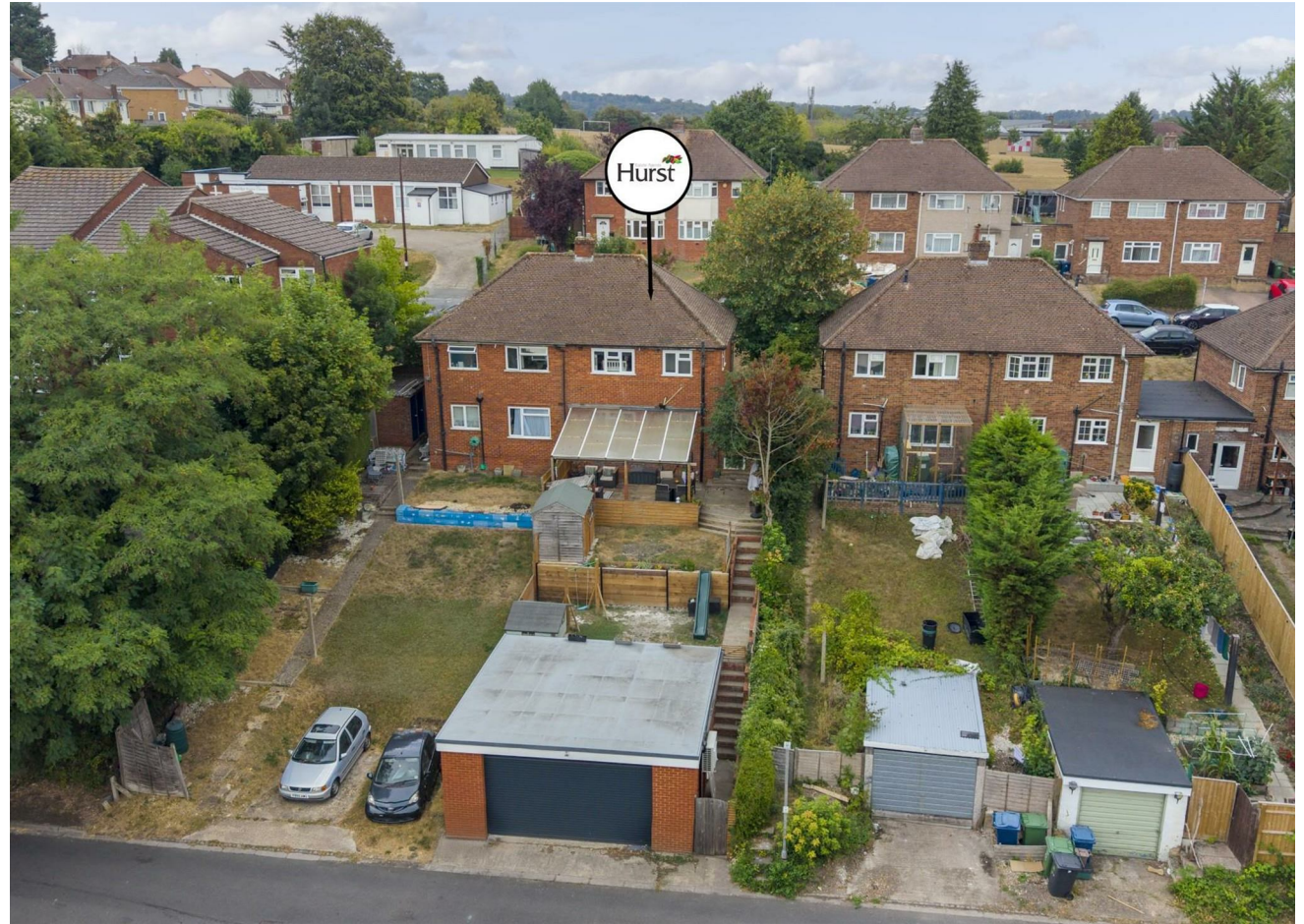



Estate Agents
Hurst

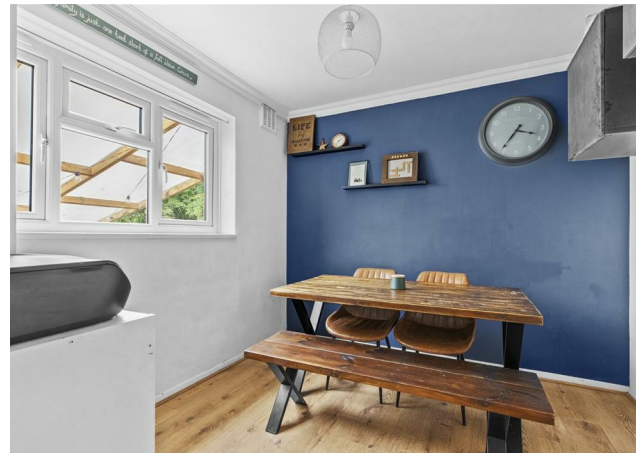
4 Hillary Road, High Wycombe, Bucks, HP13 7RA
Offers In Excess Of £450,000

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Hurst are pleased to offer to the market, this spacious three-bedroom, semi-detached family home that has been well maintained by its present owners, who have added a huge, detached, double garage and a single storey side extension that provides a sizeable utility room and guest cloakroom. This spacious home is situated in an extremely popular area, just North of High Wycombe's town centre and train station, which offers a direct line service to London Marylebone making this an excellent purchase for anyone looking to commute. The other positive with this property is that it is within the catchment for the Royal Grammar School as well as other reputable alternatives and offers far reaching views across the Valley with a South/West facing rear garden. The accommodation includes; entrance hallway, guest cloakroom, utility room with door to rear garden, fitted kitchen, large lounge with featured fireplace and bay window to front aspect. To the first floor there are three bedrooms and a modern family bathroom. The property also benefits from; gas central heating, double glazed, a tiered rear garden that comes with a large covered decking area which is perfect for outdoor entertaining, there is also a lawn area and pathway leading to a detached double garage to the rear with parking in front of it. The garage could also be potentially be used as a gym/studio area, . This really is a wonderful family home, close to the town centre and an internal viewing is highly recommended.



**THREE BEDROOM EXTENDED SEMI
DETACHED DOUBLE GARAGE TO THE REAR
SOUTH/WEST FACING REAR GARDEN
GAS CENTRAL HEATING & DOUBLE GLAZED
CLOSE TO TRAIN STATION
UTILITY ROOM & GUEST CLOAKROOM
INTERNAL VIEWING ADVISED
IDEAL FAMILY HOME
SPACIOUS & COVERED DECKING AREA
IN CATCHMENT FOR THE RGS**







Hillary Road
 Approximate Gross Internal Area
 Ground Floor = 579 sq ft / 53.8 sq m
 First Floor = 438 sq ft / 40.7 sq m
 Double Garage = 410 sq ft / 38.1 sq m
 Total = 1427 sq ft / 132.6 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.

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 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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