



Estate Agents
Hurst

12 South Drive, High Wycombe, Buckinghamshire, HP13 6JU

£450,000

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Hurst are delighted to present to the market this well proportioned two bedroom semi-detached home, offering excellent potential to extend to a four/five bedroom property (subject to the necessary planning permissions). This fantastic property provides an exciting opportunity for buyers looking to create their ideal family home in a sought-after location.

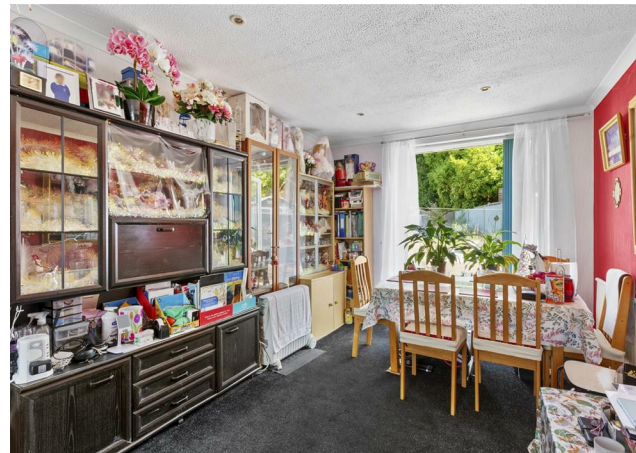
The accommodation comprises; entrance porch, hallway, downstairs cloakroom, spacious sitting room with separate fitted kitchen and dining area, two double bedrooms and a family bathroom. The property further benefits from; UPVC double glazing, large rear garden, double garage with wide driveway for further two vehicles and ample off street parking.

Located in the highly desirable "The Drives" area, on the north-eastern side of High Wycombe.

Conveniently positioned just a short drive from the High Wycombe train station, which offers direct services to London Marylebone, the property is ideal for commuters and also benefits from excellent access to the town centre and the Royal Grammar School.



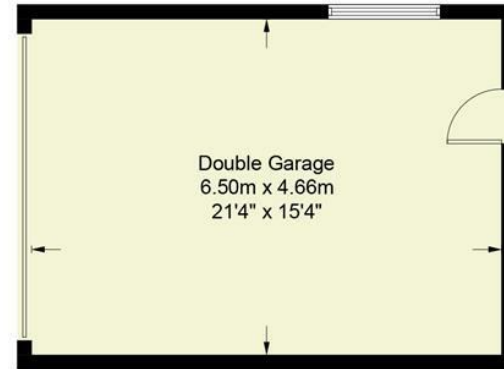
CLOSE TO STATION AND TOWN CENTRE
POTENTIAL TO EXTEND STPP
SECLUDED REAR GARDEN
DOUBLE GARAGE
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING
DRIVEWAY PARKING FOR TWO VEHICLES
TWO DOUBLE BEDROOMS
IN CATCHMENT FOR GRAMMER SCHOOLS
INTERNAL VIEWING ADVISED





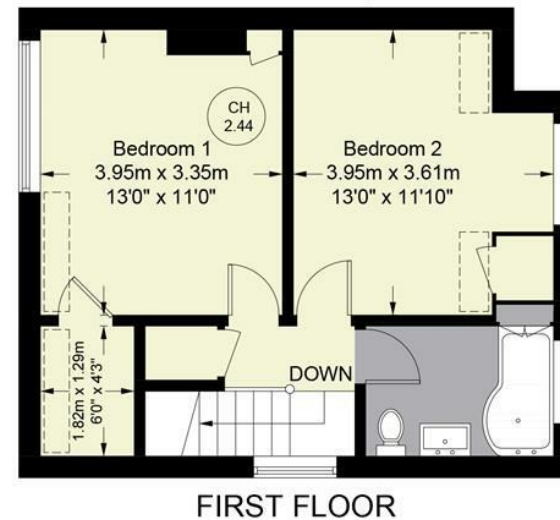
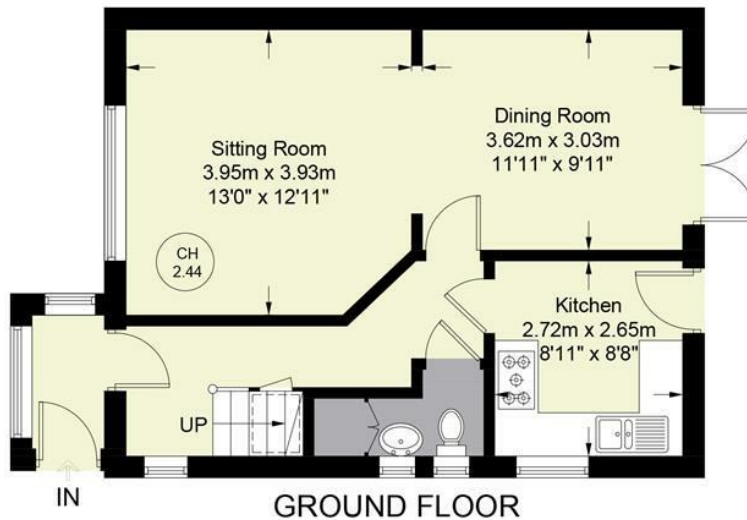
South Drive

Approximate Gross Internal Area
Ground Floor = 520 sq ft / 48.3 sq m
First Floor = 440 sq ft / 40.9 sq m
Double Garage = 325 sq ft / 30.2 sq m
Total = 1285 sq ft / 119.4 sq m



(Not Shown In Actual Location / Orientation)

CH 2.44 = Ceiling Height [Dashed Box] = 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.



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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