

Estate Agents Hurst

17 West Drive, High Wycombe, Buckinghamshire, HP13 6JT

Offers In Excess Of £600,000

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Hurst are delighted to bring to market this deceptively spacious and heavily extended, four bedroom detached family home, that is presented in good condition and offers versatile and flexible accommodation throughout. This wonderful family home is situated just a short drive of High Wycombe's train station which offers a direct line service to London Marylebone making it an excellent purchase for anyone looking to commute to London, whilst also providing superb access to the town centre and also in close proximity to the Royal Grammar School. Along with a spacious ground floor that really does give the new owner huge options in how they wish to utilise each room, the property also provides a wonderful, split level principle bedroom to the first floor that comes with a large dressing area and en-suite shower room. The size of the plot and the rear garden are also a huge plus point as it is larger than expected and is South/West facing. The accommodation includes; to the ground floor, a large split level entrance hall, modern fitted kitchen/breakfast/dining room with door leading to a utility room, spacious lounge with French doors opening onto a decking area, two bedrooms and family bathroom. To the first floor you have a principle bedroom with dressing area and en-suite shower room with a further bedroom or study. The property also benefits from; gas central heating, UPVC double glazed, block paved driveway parking to the front for two/three vehicles with a detached garage, enclosed and South/West facing rear garden which is secluded and comes with a lawn area and a decking area that runs the width of the property that is a great area for entertaining. This really is a wonderful family home and an early and internal viewing is highly recommended to fully appreciate the layout and size.



FOUR BEDROOM DETACHED FAMILY HOME

DETACHED GARAGE & BLOCK PAVED DRIVEWAY

PRINCIPLE BEDROOM WITH EN-SUITE

LARGE REAR GARDEN WITH DECKING AREA

UTILITY ROOM

INTERNAL VIEWING ADVISED

QUIET AREA CLOSE TO TOWN CENTRE

GAS CENTRAL HEATING

SOUGHT AFTER AREA WITHIN THE DRIVES

OVER 1500 SQFT OF ACCOMMODATION











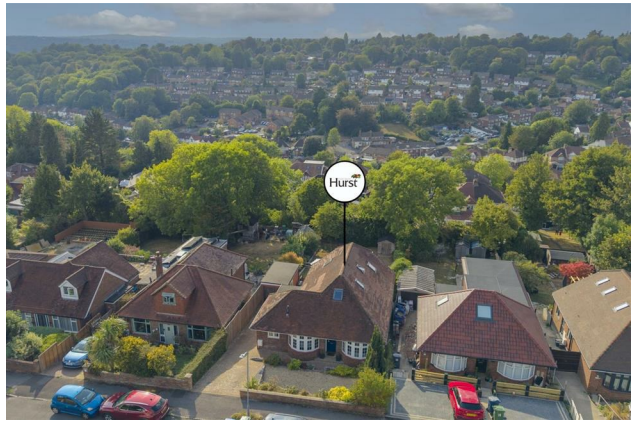














West Drive

Approximate Gross Internal Area
Ground Floor = 1096 sq ft / 101.8 sq m
First Floor = 449 sq ft / 41.7 sq m
Garage = 122 sq ft / 11.3 sq m
Total = 1667 sq ft / 154.8 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.

Hurst 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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