



Estate Agents
Hurst

9 Princes Gate, High Wycombe, Buckinghamshire, HP13 7AD
Offers In Excess Of £475,000

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Hurst are pleased to bring to market this three bedroom, end of terrace town-house that is situated in a sought-after position close to the town and has been well extremely well maintained and improved upon and is offered in good condition throughout. This rarely available home benefits from spacious living accommodation throughout and sits on a corner plot which provides a larger than average West facing rear garden. This versatile family home also provides easy access to to the town centre and train station that provides a direct line service into London Marylebone making it perfect for those looking to commute. The accommodation includes; entrance hall, guest cloakroom, utility room with access to garage which provides storage only as has been partiality converted, modern fitted kitchen/dining room with door to rear garden, living room, principal bedroom with en-suit master bedroom, two further double bedrooms and family bathroom. The property also benefits from; gas central heating, double glazing, driveway parking, larger than average and enclosed rear garden with patio area and side access, garage which has space for storage only. Having recently sold a number of similar properties in the nearby area we are expecting this to react really well and would advise an early booking.

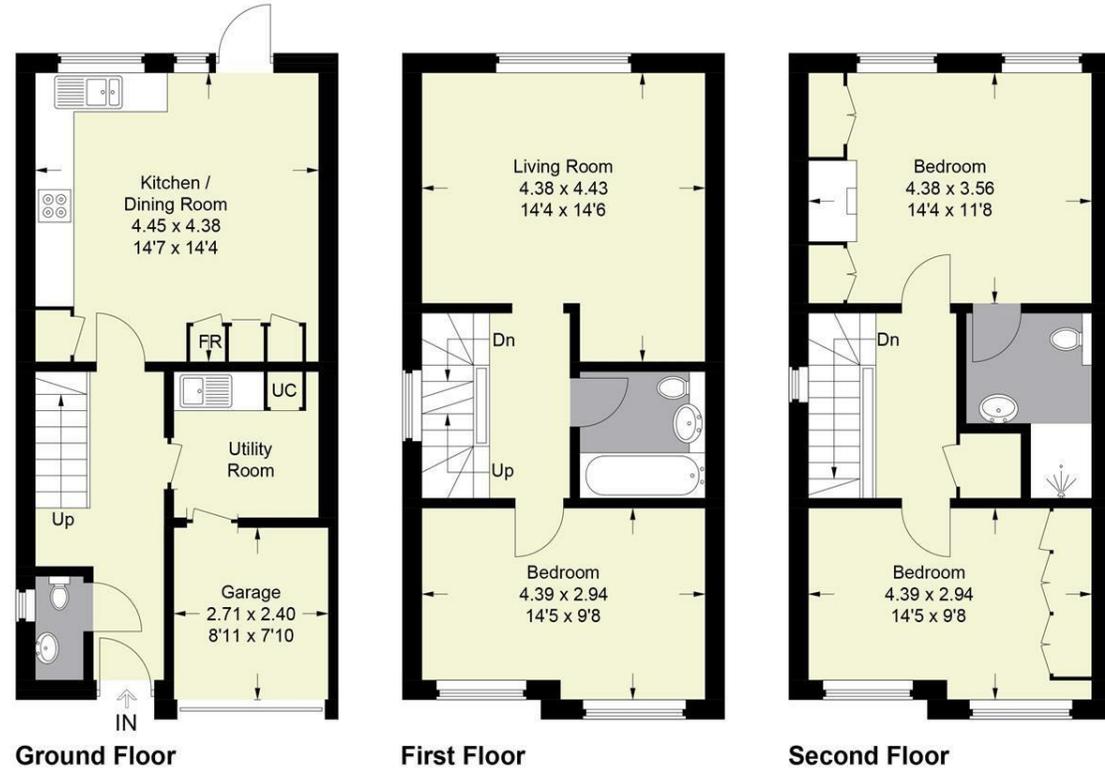
THREE SPACIOUS DOUBLE BEDROOMS
WALKING DISTANCE OF TOWN & TRAIN
STATION
MODERN FITTED KITCHEN/DINER
LARGE LOUNGE
GUEST CLOAKROOM & UTILITY ROOM
PRINCIPAL BEDROOM WITH EN-SUITE
IDEAL FAMILY HOME
SUPERB CONDITION THROUGHOUT
LARGER THAN AVERAGE CORNER PLOT
DRIVEWAY PARKING







Approximate Gross Internal Area
 Ground Floor = 29.6 sq m / 319 sq ft
 First Floor = 41.8 sq m / 450 sq ft
 Second Floor = 41.8 sq m / 450 sq ft
 Garage / Utility Room = 11.8 sq m / 127 sq ft
 Total = 125.0 sq m / 1,346 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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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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