





## 20 West Drive, High Wycombe, Buckinghamshire, HP13 6JT

Hurst are pleased to offer to the market, this superbly presented and extended, three bedroom detached family home that has been extremely well maintained and improved upon by its present owners and now provides fantastic living accommodation to the ground floor. The property is situated just a short drive of High Wycombe's train station which offers a direct line service to London Marylebone and would make an excellent purchase for anyone looking to commute to London whilst also providing superb access to the town centre and is close proximity to the Royal Grammar School. The accommodation includes; entrance hall, guest cloakroom, spacious sitting room, large open plan modern kitchen/diner with access to garage and rear garden, spacious living/family room, three bedrooms and modern family bathroom. The property also benefits from; gas central heating, garage with driveway parking for two vehicles, double glazing, enclosed rear garden that is split into two sections consisting of a large lawn area and a block paved patio. This really is a wonderful family home and an early and internal viewing is highly recommended.



**EXTENDED THREE BEDROOM DETACHED HOME  
ONE AND A HALF LENGTH GARAGE WITH DRIVEWAY  
SPACIOUS ACCOMMODATION TO THE GROUND  
FLOOR**

**DOUBLE GLAZED AND GAS CENTRAL HEATING  
CLOSE TO RGS AND TRAIN STATION  
MODERN FITTED KITCHEN/DINER  
ENCLOSED REAR GARDEN WITH LARGE PATIO AREA  
QUIET LOCATION CLOSE TO THE TOWN CENTRE  
IDEAL FAMILY HOME**

**POTENTIAL TO CONVERT THE GARAGE INTO HOME  
OFFICE**



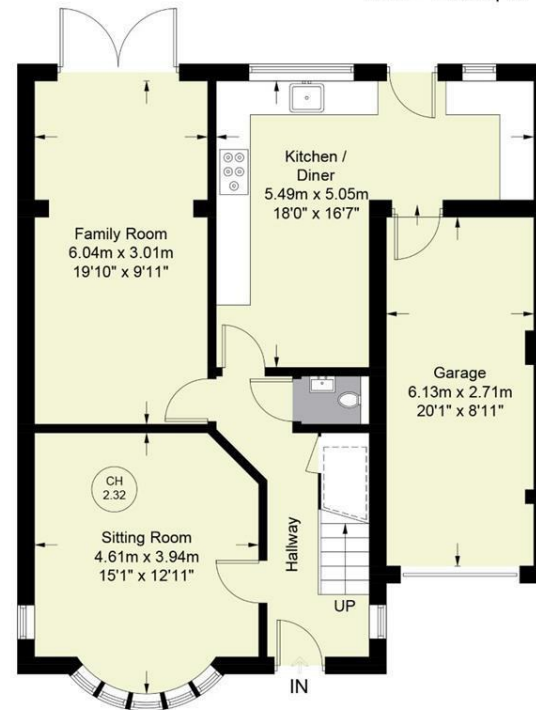






## West Drive

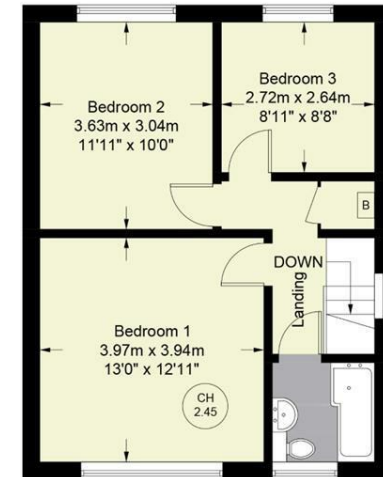
Approximate Gross Internal Area  
Ground Floor = 930 sq ft / 86.4 sq m (Including Garage)  
First Floor = 492 sq ft / 45.7 sq m  
Total = 1422 sq ft / 132.1 sq m



GROUND FLOOR

CH 2.32 = Ceiling Height

Reduced headroom below 1.5m / 5'0"



FIRST FLOOR

Floor Plan produced for Hursts by Media Arcade ©.

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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