



# 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**







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

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