

Hurst Estate Agents

25 Arundel Road, High Wycombe, Buckinghamshire, HP12 4NE

£400,000

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Offered to the market in good condition throughout is this bright and spacious three bedroom semi detached family home, occupying an elevated position and enjoying beautiful far reaching views across the valley to the front.

Situated in the highly sought-after Sands area of High Wycombe, the property provides convenient access to a range of local amenities, well regarded schools including Wycombe High School and John Hampden Grammar School, as well as Junction 4 of the M40 for commuters.

The well presented accommodation comprises an entrance porch, welcoming hallway, generous dual aspect lounge/dining room with feature fireplace, conservatory, contemporary fitted kitchen, three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from driveway parking leading to a garage, while the enclosed rear garden features a patio seating area, raised lawn and side access gate, providing an ideal space for outdoor entertaining and family enjoyment. Further benefits include gas central heating and UPVC double glazing throughout.

SOUGHT-AFTER SANDS LOCATION
ELEVATED POSITION WITH VALLEY VIEWS
WELL PRESENTED THROUGHOUT
DUAL ASPECT LOUNGE/DINER
CONSERVATORY OVERLOOKING GARDEN
DRIVEWAY PARKING AND GARAGE
CLOSE TO GRAMMAR SCHOOLS
EXCELLENT M40 COMMUTER ACCESS
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING

















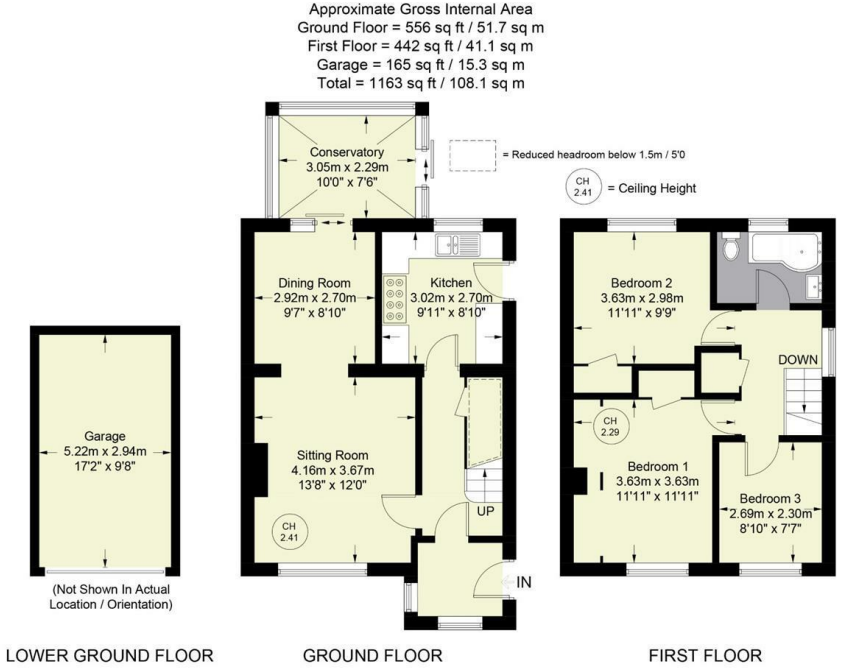






Arundel Road

Approximate Gross Internal Area
Ground Floor = 556 sq ft / 51.7 sq m
First Floor = 442 sq ft / 41.1 sq m
Garage = 165 sq ft / 15.3 sq m
Total = 1163 sq ft / 108.1 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.

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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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