



17 Hunters Hill, High Wycombe, Bucks, HP13 7EW

A rarely available and extremely spacious, four bedroom terrace home that requires a degree of modernisation and re-decoration throughout and is offered to the market with no onward chain. The property has been owned by the current owner for over 30 years and is located in a cul-de-sac on the east side of the town and has the added benefit of parking and a garage. This spacious home would make an excellent first time purchase or buy to let investment and an internal viewing is advised. The accommodation includes; entrance hall, guest cloakroom, fitted kitchen/breakfast room, sitting room/ dining room, four bedrooms and family bathroom. The property also benefits from; electric heating, double glazing and a small front garden. The lease on this property has been extended recently and now comes with a 179 year lease
GROUND RENT: £8 per annum.
SERVICE CHARGE: £1,238.52 per annum.



FOUR BEDROOM HOME
LARGE SITTING / DINING ROOM
FITTED KITCHEN BREAKFAST ROOM
GARAGE IN BLOCK
NO ONWARD CHAIN
CUL-DE-SAC LOCATION
GOOD ACCESS TO JUNC 3 OF M40
GUEST CLOAKROOM
COMMUNAL PARKING
AROUND 1,000 SQ FT OF LIVING
ACCOMMODATION

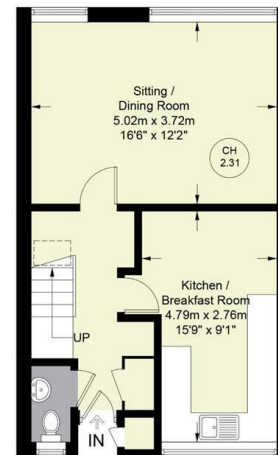




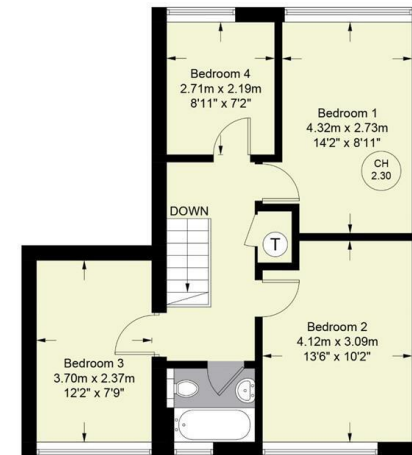


Hunters Hill

Approximate Gross Internal Area
Ground Floor = 449 sq ft / 41.7 sq m
First Floor = 565 sq ft / 52.5 sq m
External Cupboard = 4 sq ft / 0.4 sq m
Total = 1018 sq ft / 94.6 sq m
(Excluding Garage)

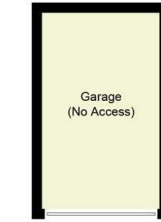


GROUND FLOOR



FIRST FLOOR

= Reduced headroom below 1.5m / 5'0"
 = Ceiling Height



(Not Shown In Actual Location / Orientation)

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.

Hursts
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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk