

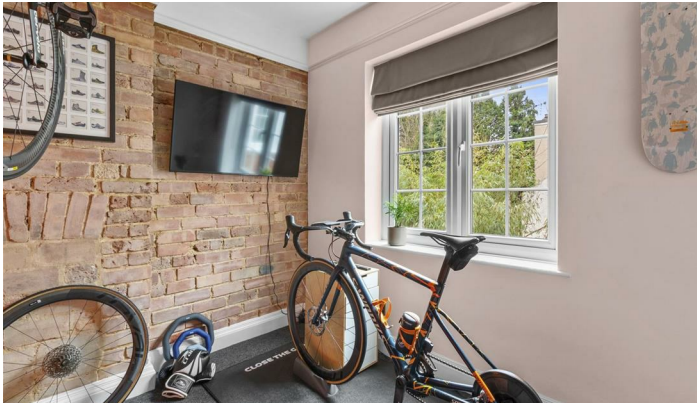


# 69 Chapel Lane, High Wycombe, Buckinghamshire, HP12 4BS

Hurst are delighted to bring to market this visibly attractive, three bedroom detached property which is extremely well presented and is offered in good condition throughout. This superb property that has been tastefully decorated and improved upon by its current owner not only provides a turn key ready to move in home, but also comes with an envious rear garden that stretches beyond 100ft in length and would clearly lend itself to a rear extension subject to obtaining the relevant planning permissions. The property is situated just a short walk of the quaint village of West Wycombe which offers an array of shops, butchers and pubs, along with miles of countryside walks on your doorstep. The accommodation comprises; entrance hall, fitted kitchen/breakfast room with door leading to rear garden, lounge which is double aspect and comes with a brick feature fireplace, dining room which again is double aspect and comes with a gas fire, to the first floor there are three bedrooms of which the two double bedrooms both have restored and renovated fireplaces and a family bathroom. The property further benefits; recently replaced stone driveway, gas central heating boiler, double glazed, a stunning rear garden that comes with a decking, slate patio and shingle area that is perfect for entertaining, is over 100ft in length and gives a real secluded feel, as well as providing a large storage shed. This really is a superb family home which is in the catchment of West Wycombe combined school, Wycombe High School, Royal Grammar School, John Hampden Grammar School & Princes Risborough Upper School. An internal viewing is highly recommended and the property is offered to the market with no onward chain.



**THREE BEDROOM DETACHED HOME**  
**NO ONWARD CHAIN WITH THE PROPERTY**  
**STUNNING REAR GARDEN IN EXCESS OF 100FT**  
**INTERNAL AND EARLY VIEWING ADVISED**  
**GAS CENTRAL HEATING AND DOUBLE GLAZED**  
**CLOSE TO NATIONAL TRUST PARKLAND**  
**WALKING DISTANCE OF WEST WYCOMBE VILLAGE**  
**GOOD ACCESS TO JUNCTION 4 OF M40**  
**RETAINS A LOT OF ORIGINAL FEATURES**  
**SPACIOUS DRIVEWAY PARKING**





### Chapel Lane

Approximate Gross Internal Area  
Ground Floor = 509 sq ft / 47.3 sq m  
First Floor = 507 sq ft / 47.1 sq m  
Shed / Store = 76 sq ft / 7.1 sq m  
Total = 1092 sq ft / 101.5 sq m



= Reduced headroom below 1.5m / 5'0"

= Ceiling Height



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.

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