Hurst Estate Agents

10 Merry Down, High Wycombe, Buckinghamshire, HP13 5NQ

Offers In Excess Of £425,000

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Hurst are pleased to offer to the market, this three bedroom, semi-detached family home, located in a hugely popular yet quiet crescent, in a sought after and central location within the Downley area, offering superb access to the local schools and shops, as well as miles of countryside walks close by, covering West Wycombe Village through to Hughenden Valley. The property has been modernised and upgraded by the current owners and is offered to the market in good condition throughout and would appear to offer potential for expansion to the side or rear subject to obtaining the relevant planning permissions. The plot is of an envious size with a large rear garden which offers stunning views across the valley and towards West Wycombe, and although it is North facing the garden still gets a large amount of sun due to the length of garden size. The accommodation includes; entrance hallway, fitted kitchen, spacious lounge with bay window to front aspect, with connecting doors to dining room that has French doors opening onto a decking area, three bedrooms and family bathroom. The property also benefits from; gas central heating, double glazing, enclosed rear garden that comes with a decking area and far reaching views, garage and driveway parking for up to two/three vehicles. This property would make a wonderful family home and an internal viewing is highly recommended.

THREE BEDROOM SEMI-DETACHED PROPERTY

POTENTIAL FOR EXPANSION STPP

GARAGE AND DRIVEWAY PARKING

LARGE SITTING ROOM WITH GREAT VIEWS

SHORT DRIVE OF THE TOWN AND TRAIN STATION

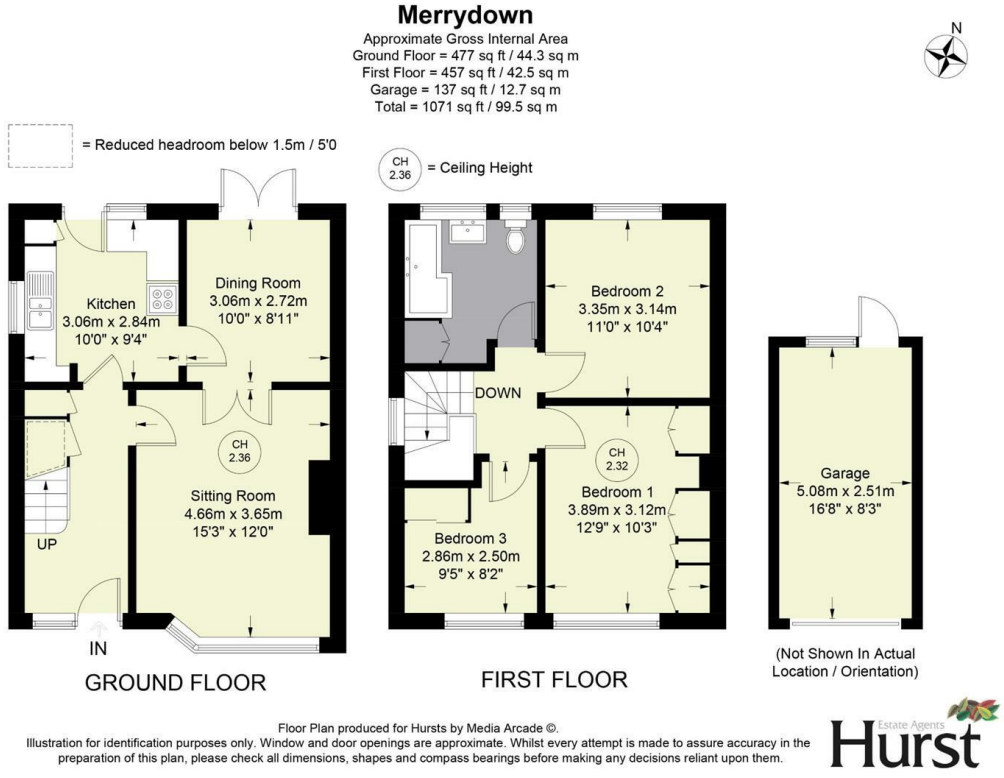
DOUBLE GLAZED AND GAS CENTRAL HEATING

IN CATCHEMENT FOR LOCAL SCHOOLS

LOTS OF WALKS NEARBY

LARGE PLOT IN QUIET CRESCENT

INTERNAL VIEWING ADVISED



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.

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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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