Estate Agents Hurst

17 Green Street, High Wycombe, Buckinghamshire, HP11 2RA

£350,000

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Offered to the market in good condition throughout is this bright and spacious three/four semi-detached family home, ideally situated within easy walking distance of High Wycombe town centre and the popular Eden Shopping Centre. The property benefits from TWO BATHROOMS and ample off-street parking to the rear, making it an excellent opportunity for first-time buyers, families or buy-to-let investors seeking a conveniently located home.

The accommodation comprises an entrance lobby leading through to a welcoming lounge with bay window, a separate dining room, a modern fitted kitchen and a ground-floor shower room. The first floor offers three bedrooms and a modern family bathroom. Externally, the property benefits from ample off-street parking to the rear for up to three cars, accessed via a shared driveway alongside the house. Further benefits include gas central heating and UPVC double glazing.

Green Street is conveniently positioned for the wide range of amenities available in High Wycombe town centre, including the Eden Shopping Centre, with its extensive choice of shops, restaurants, cafés and leisure facilities. High Wycombe railway station is also within walking distance, offering regular Chiltern Railways services to London Marylebone, with journey times from approximately 24 minutes. The town's bus station is conveniently located within the Eden Shopping Centre, providing further transport links to the surrounding areas.

WALKING DISTANCE OF TOWN CENTRE

THREE/FOUR BEDROOMS

TWO BATHROOMS

TWO RECEPTION ROOMS

AMPLE PARKING TO THE REAR

GOOD CONDITION THROUGHOUT

OFF STREET PARKING FOR UP TO 3 CARS

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

Green Street

Approximate Gross Internal Area
Ground Floor = 545 sq ft / 50.6 sq m
First Floor = 432 sq ft / 40.1 sq m
Total = 977 sq ft / 90.7 sq m

= Reduced headroom below 1.5m / 5'0

CH 2.40 = Ceiling Height

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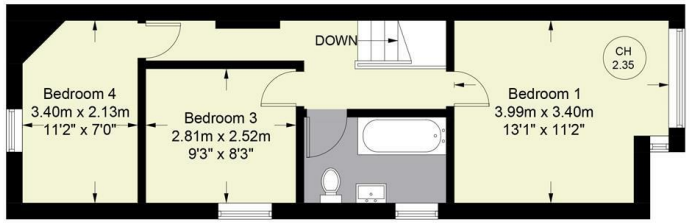
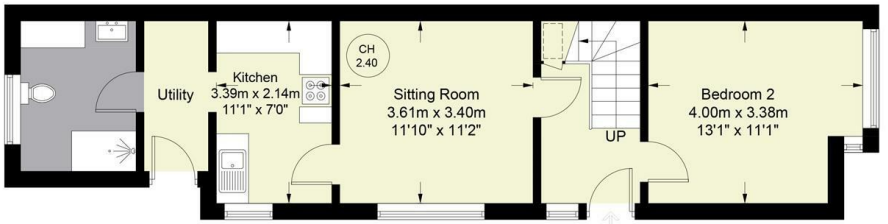


FIRST FLOOR



GROUND FLOOR

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.

Hurst Estate Agents

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