





# 16 Old Coach Drive, High Wycombe, Bucks, HP11 1AS

A well-presented and extended two-bedroom end-of-terrace home, offering versatile and spacious accommodation throughout. Situated in a quiet cul-de-sac, the property is conveniently located just a short drive from Junction 3 of the M40, making it an ideal choice for commuters to London. The accommodation comprises; entrance hall, newly refurbished open-plan lounge/dining area creating a contemporary and stylish living space, modern fitted kitchen, separate utility room, split bedroom and dressing room/home office, and a further double bedroom. The property further benefits; solar panels installed in March last year, uPVC double glazing, private rear garden with side access and shed storage, and allocated parking. An internal viewing is highly recommended.

**END OF TERRACE**

**TWO DOUBLE BEDROOMS**

**OPEN PLAN LOUNGE & DINING ROOM**

**MODERN THROUGHOUT**

**SOLAR PANELS**

**CUL-DE-SAC LOCATION**

**SPLIT BEDROOM/OFFICE**

**CLOSE TO M40**

**UPVC DOUBLE GLAZING**

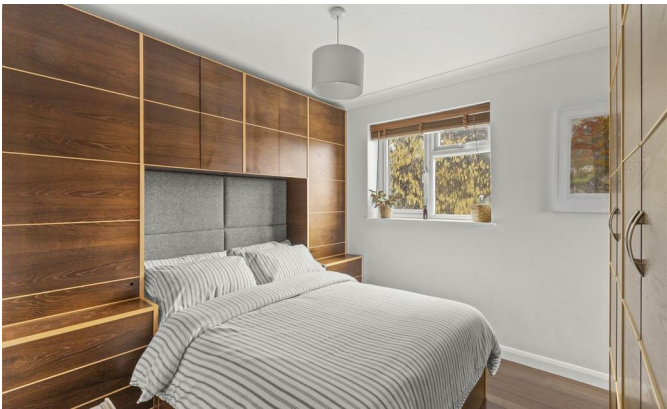
**INTERNAL VIEWING ADVISED**





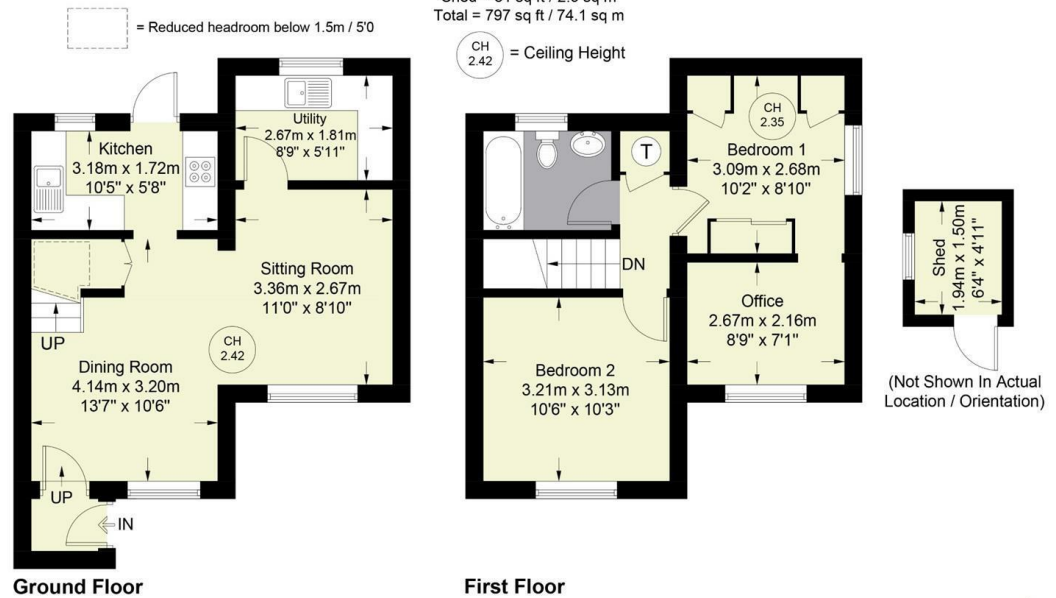






### Old Coach Drive

Approximate Gross Internal Area  
Ground Floor = 392 sq ft / 36.4 sq m  
First Floor = 374 sq ft / 34.8 sq m  
Shed = 31 sq ft / 2.9 sq m  
Total = 797 sq ft / 74.1 sq m



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.

Hurst 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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