



Estate Agents  
**Hurst**

57 Tower Street, High Wycombe, Buckinghamshire, HP13 5AY  
Offers In Excess Of £600,000

# 57 Tower Street, High Wycombe, Buckinghamshire, HP13 5AY

Offered to the market in truly stunning condition throughout is this bright and spacious three double bedroom semi-detached family home, having been thoughtfully extended and fully renovated to a high standard. Ideally positioned on the highly sought-after Terriers side of High Wycombe, the property is within walking distance of excellent local schooling including the Royal Grammar School, as well as a range of shops, transport links and High Wycombe train station, offering direct access to London Marylebone in under 30 minutes. The area is also well served by beautiful countryside walks and open green spaces. The accommodation comprises a welcoming entrance hall, guest cloakroom and utility area, leading through to a superb open-plan lounge/kitchen/diner forming the heart of the home, complete with sliding doors opening onto the rear garden. The first floor offers two generous double bedrooms and a stylish modern family bathroom, while the top floor is dedicated to a spacious principal bedroom featuring a Juliet balcony overlooking the garden and a contemporary en-suite shower room. Externally, the property enjoys an enclosed rear garden with studio/storage room, along with a front garden currently utilised for parking and gas central heating.



## STUNNING FAMILY HOME

### FULLY REFURBISHED THROUGHOUT

LARGE OPEN PLAN LOUNGE/KITCHEN/DINER

LOUNGE WITH SLIDING DOORS

BEDROOM WITH JULIET BALCONY & EN-SUITE

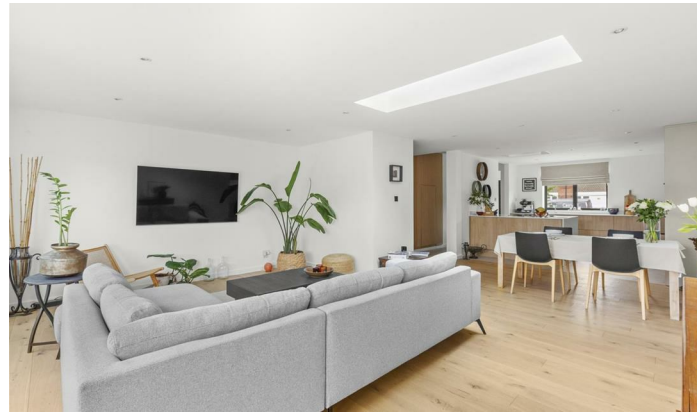
GUEST CLOAKROOM

SHORT WALK TO RGS

LEVEL REAR GARDEN WITH STUDIO/STORAGE  
ROOM

GAS CENTRAL HEATING







## Tower Street

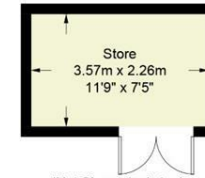
Approximate Gross Internal Area  
 Ground Floor = 714 sq ft / 66.3 sq m  
 First Floor = 407 sq ft / 37.8 sq m  
 Second Floor = 331 sq ft / 30.8 sq m  
 Store = 86 sq ft / 8.0 sq m  
 Total = 1538 sq ft / 142.9 sq m



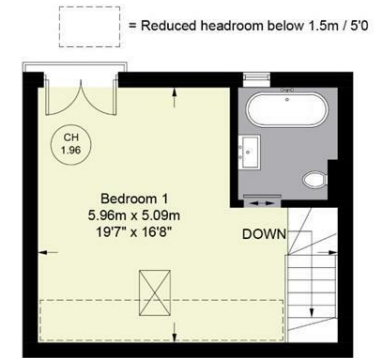
GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual Location / Orientation)



SECOND 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.



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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