



Estate Agents
Hurst

4 Queen Street, Piddington, Bucks, HP14 3BW
Offers In Excess Of £500,000

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A rare opportunity to acquire this wonderful, three bedroom, semi-detached property that has been well cared for and improved upon by its current owner and is offered in excellent condition throughout. This superb home is located in the picturesque area of Piddington which is just passed the quaint West Wycombe village that offers an array of pub's, cute shops, coffee shops and a butchers, West Wycombe

is also surrounded by miles of endless countryside walks, including National Trust parkland right on your doorstep. Other than the views the property also offers those looking to commute easy access to both junction 4 & 5 of the M40 Motorway, as well as being just 10 minutes drive of the historic town of Marlow. The accommodation includes; entrance hallway, double aspect sitting/dining room with log burner, modern fitted kitchen with door leading to rear garden, three good size bedrooms and modern bathroom. The property also benefits from oil fired central heating, double glazing, block paved driveway parking for several vehicles, gated side access with detached garage offset to the rear, enclosed rear garden which is South facing and comes with a spacious patio and lawn area. For those looking to commute to London this property offers excellent access to the M40 as we've mentioned, as well as having Saunderton, Risborough and High Wycombe train stations all in close proximity, offering a direct service into London Marylebone. The owners have found and there is a complete chain above and an internal viewing is highly recommended.



**THREE BEDROOM SEMI-DETACHED PROPERTY
SOUGHT-AFTER VILLAGE OF PIDDINGTON
IMMACULATELY PRESENTED THROUGHOUT
MODERN KITCHEN & BATHROOM
DETACHED GARAGE & BLOCK PAVED DRIVEWAY
MILES OF COUNTRYSIDE WALKS ON YOUR
DOORSTEP
COMPLETE ONWARD CHAIN IN PLACE
DOUBLE GLAZED & CENTRAL HEATING
CLOSE TO WEST WYCOMBE VILLAGE & MARLOW
GOOD ACCESS TO M40**







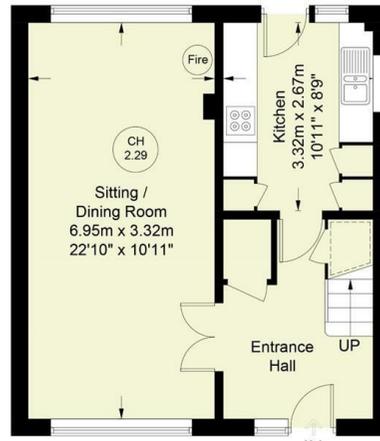
Queen Street

Approximate Gross Internal Area
 Ground Floor = 458 sq ft / 42.6 sq m
 First Floor = 456 sq ft / 42.4 sq m
 Garage = 150 sq ft / 13.9 sq m
 Total = 1064 sq ft / 98.9 sq m

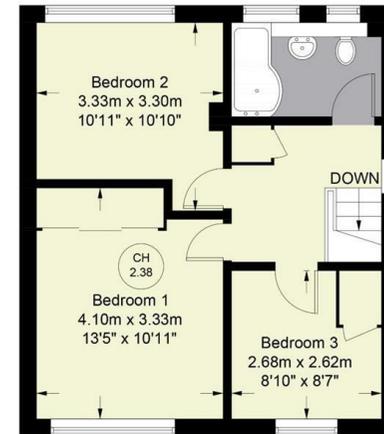


CH 2.29 = Ceiling Height

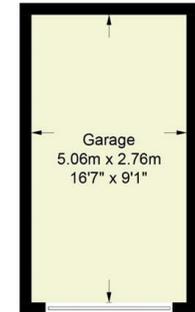
[Dashed line] = Reduced headroom below 1.5m / 5'0"



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual Location / Orientation)

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.



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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