



Estate Agents
Hurst

47 Arundel Road, High Wycombe, Bucks, HP12 4NF
Offers In Excess Of £450,000

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Hurst are pleased to offer to the market a rarely available and extended, three bedroom, detached chalet-bungalow that has been well cared for and significantly improved upon by its current owners and is offered in excellent condition throughout. This extremely versatile property would make an ideal family home and sits on a split level plot which you can't fully appreciate from the front aspect and also provides a fairly secluded feel to the rear garden, as well as excellent views across the valley. The location is perfect for those looking to commute with its easy access to junction four of the M40, as well as an array of local schools and just a short drive of John Lewis, retail outlet and Booker Common which offers miles of countryside walks on your doorstep, the quaint town of Marlow is also easily accessible. The accommodation includes; entrance hall, huge sitting room with log burner and views to front and across the valley, modern fitted kitchen/breakfast room, utility area, inner lobby with door to side access and rear garden, family bathroom, two double bedrooms to the ground floor and a further double bedroom and guest cloakroom to the first floor. The property also benefits from; gas central heating, double glazing, garage which is sound proof for anyone wishing to use it as a music area, driveway parking, a split level rear garden that provides a patio and mainly laid to lawn, there is also a barked area to the back of the garden that gives wonderful elevated views and gorgeous place to watch the sunset. This really is a superb home and internal viewing is highly recommended to fully appreciate it's layout and size.

THREE BEDROOM DETACHED PROPERTY
LARGE SITTING ROOM WITH LOG BURNER
GARAGE & DRIVEWAY PARKING
EASY ACCESS TO M40 & MARLOW
QUIET CUL-DE-SAC LOCATION
GAS CENTRAL HEATING
MODERN KITCHEN & BATHROOM
WELL MAINTAINED THROUGHOUT
INTERNAL VIEWING ADVISED
UTILITY ROOM







Arundel Road

Approximate Gross Internal Area
 Lower Ground Floor = 165 sq ft / 15.3 sq m
 Ground Floor = 758 sq ft / 70.4 sq m
 First Floor = 243 sq ft / 22.6 sq m
 Total = 1166 sq ft / 108.3 sq m
 (Including Garage / Excluding Void)



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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