Hurst Estate Agents

33 Mount Close, High Wycombe, Buckinghamshire, HP12 3PE

£595,000

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Offered to the market in good condition throughout is this bright and spacious rear-extended and loft-converted semi detached home, occupying a substantial corner plot and benefitting from a detached double garage and driveway parking for up to six vehicles.

The property is enviably positioned in a quiet, tucked away cul-de-sac on the west side of High Wycombe, within close proximity to Junction 4 of the M40 and two of the town's most highly regarded grammar schools, Wycombe High School and John Hampden Grammar School.

The accommodation comprises a welcoming entrance hall, guest cloakroom/shower room, and a generous triple aspect living room featuring a log burner. There is a large modern fitted kitchen/diner with central island, along with a further spacious reception room which could serve as a fifth bedroom if required. The first floor offers three well-proportioned bedrooms and a modern family bathroom, while the loft conversion provides an additional large double bedroom with far reaching views.

Externally, the property sits on a superb corner plot with a substantial rear garden, benefiting from gated access to the parkland behind the property. Further advantages include a detached double garage with power, extensive driveway parking for multiple vehicles, gas central heating and UPVC double glazing throughout.

QUIET CUL-DE-SAC LOCATION

LARGE CORNER PLOT

DETACHED DOUBLE GARAGE

DRIVEWAY PARKING FOR SIX CARS

REAR EXTENDED & LOFT CONVERTED

MODERN KITCHEN/DINER

LARGE LIVING ROOM WITH LOG BURNER

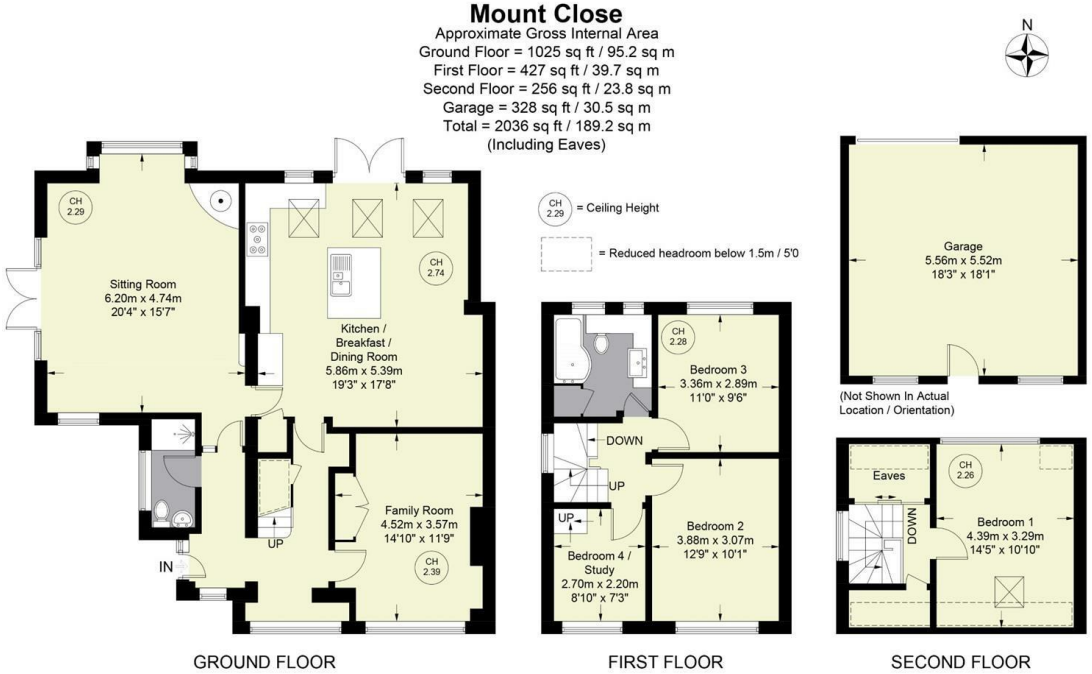
SECOND RECEPTION ROOM/POTENTIAL FIFTH BEDROOM

GUEST CLOAKROOM/SHOWER ROOM

CLOSE TO J.4 OF M40

Mount Close

Approximate Gross Internal Area
Ground Floor = 1025 sq ft / 95.2 sq m
First Floor = 427 sq ft / 39.7 sq m
Second Floor = 256 sq ft / 23.8 sq m
Garage = 328 sq ft / 30.5 sq m
Total = 2036 sq ft / 189.2 sq m
(Including Eaves)



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.

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