



Estate Agents
Hurst

67 Miersfield, High Wycombe, Bucks, HP11 1TY
£365,000

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Hurst are pleased to offer to the market this extremely popular, two-bedroom semi-detached home that has been well cared for but does require a degree of redecoration and modernisation throughout. Cressex is an extremely sought after area and this property is situated in a quiet cul-de-sac that is perfectly placed for those looking to commute, offering superb access to junction four of the M40, as well as being within walking distance of all the local schools and just a short drive from John Lewis, retail outlet and Booker Common which offers miles of countryside walks. The accommodation includes;- entrance hall, lounge with stairs leading to first floor, fitted kitchen/dining room with door leading to rear access, two double bedrooms and a family bathroom. The property also benefits from;- gas central heating, parking for one vehicle, garage with brick built storage area to the rear which could also potentially be converted into a utility room subject to the relevant planning permission, double glazing, enclosed and south facing rear garden which is mainly laid to lawn and also provides a decking area. This really is a superb starter house or first time purchase and we would strongly recommend an early and internal viewing, the property is also offered to the market with no onward chain.



TWO BEDROOM SEMI-DETACHED PROPERTY

NO ONWARD CHAIN

GARAGE AND DRIVEWAY PARKING

QUIET CUL-DE-SAC LOCATION

ENCLOSED SOUTH FACING GARDEN

TWO DOUBLE BEDROOMS

GAS CENTRAL HEATING

DOUBLE GLAZING

EARLY VIEWING ADVISED

IDEAL FIRST TIME HOME

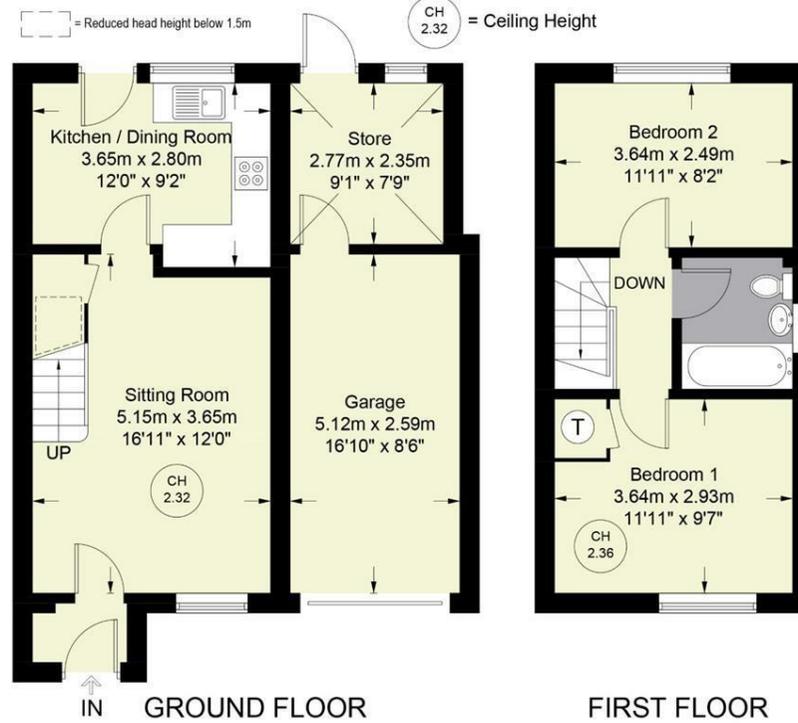






Miersfield

Approximate Gross Internal Area
 Ground Floor = 324 sq ft / 30.1 sq m
 First Floor = 305 sq ft / 28.3 sq m
 Garage / Store = 211 sq ft / 19.6 sq m
 Total = 840 sq ft / 78.0 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.

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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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk