



Estate Agents  
**Hurst**

14 Bowden Lane, High Wycombe, Buckinghamshire, HP11 1DL  
£490,000

# 14 Bowden Lane, High Wycombe, Buckinghamshire, HP11 1DL

Offered to the market with a complete onward chain is this bright and spacious three bedroom family home, presented in immaculate condition throughout and enjoying a south facing rear garden. The property sits in an exceptionally quiet and tucked away green fronting position, surrounded by mature greenery and far from passing traffic, offering a sense of privacy rarely found this close to town.

Perfectly placed in a highly sought after area, the home is just a short, level walk from the beautiful Rye Park, High Wycombe train station (with direct links to London Marylebone in under 30 minutes) and the town centre, giving you the best of both peaceful living and everyday convenience.

The accommodation comprises: entrance hall, guest cloakroom/utility room, spacious lounge/diner, modern fitted kitchen/breakfast room, three well proportioned bedrooms and a modern refitted four piece family bathroom. The property further benefits from: garage in a block with additional resident parking, large open plan lawn to the front, an enclosed south facing rear garden, gas central heating and UPVC double glazing.



**IMMACULATE CONDITION THROUGHOUT**  
**HIGHLY SOUGHT AFTER LOCATION**  
**GARAGE & PARKING**  
**SOUTH FACING REAR GARDEN**  
**GREEN FRONTING POSITION**  
**MODERN FAMILY BATHROOM**  
**SPACIOUS KITCHEN/BREAKFAST ROOM**  
**GUEST CLOAKROOM/UTILITY ROOM**  
**SHORT WALK OF RYE PARK**  
**CLOSE TO TRAIN STATION & TOWN CENTRE**







## Bowden Lane

Approximate Gross Internal Area  
 Ground Floor = 578 sq ft / 53.7 sq m  
 First Floor = 480 sq ft / 44.6 sq m  
 Garage = 167 sq ft / 15.5 sq m  
 Total = 1225 sq ft / 113.8 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.



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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