



# 32 Ash Road, High Wycombe, Bucks, HP12 4SW

A three double bedroom, end of terrace home that is situated in a secluded and quiet position in the popular area of Cresssex, and although the property has been well cared for over the years is does require a degree of modernising throughout. The property is perfectly located for those looking to commute, with easy access to junction 4 of the M40, as well as John Lewis, Wycombe Leisure centre, Booker Common and the quaint village of West Wycombe which offers miles of countryside walks, all of which are just a short drive of the property. The accommodation includes; entrance hall with storage cupboards, guest cloakroom, through lounge/diner, fitted kitchen, three double bedrooms and family bathroom. The property also benefits from; gas central heating, double glazing, front and rear gardens with small patio area and garage to the rear of the property. This really is a superb family home that provides three double bedrooms and is situated in a very quiet cul-de-sac, an internal viewing is advised and the property is offered to the market with no onward chain.

**THREE BEDROOM FAMILY HOME  
GARAGE AND PARKING TO THE REAR  
NO ONWARD CHAIN  
THROUGH LOUNGE/DINER  
GAS CENTRAL HEATING  
GOOD ACCESS TO JUNCTION 4 OF M40  
THREE DOUBLE BEDROOMS  
QUIET SPOT IN CRESSX AREA  
DOUBLE GLAZED  
CLOSE TO LOCAL SCHOOLS**







## Ash Road

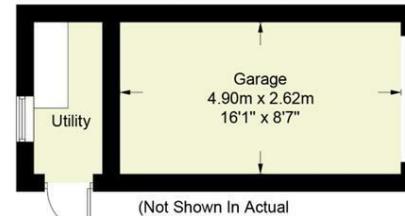
Approximate Gross Internal Area

Ground Floor = 475 sq ft / 44.1 sq m

First Floor = 472 sq ft / 43.9 sq m

Utility / Garage = 184 sq ft / 17.1 sq m

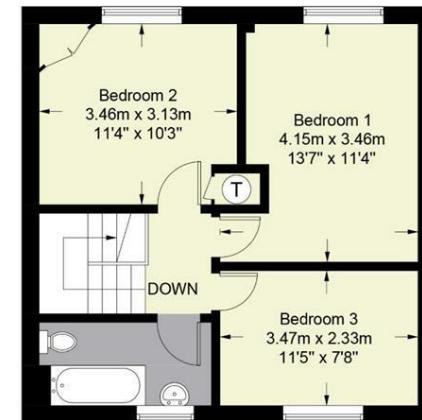
Total = 1131 sq ft / 105.1 sq m



CH  
2.28  
= Ceiling Height



GROUND FLOOR



FIRST FLOOR

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.