



25 Hunt Road, High Wycombe, Bucks, HP13 7RE

A well cared for three-bedroom, semi-detached house that comes with a good sized rear garden as well as the property appearing to lend itself to a rear extension and or loft conversion (subject to obtaining the relevant planning permission). This popular style of property is situated to the East Side of High Wycombe, giving good access to both junction 3 & 4 of the M40 making it perfect for those looking to commute, as well as being conveniently situated to the the town centre and train station that offers a direct line service into London Marylebone via the Chiltern Line, there is also a bus stop nearby. The accommodation comprises; entrance hall, lounge, dining room, fitted kitchen with door opening to side access, three bedrooms and family bathroom. The property further benefits from; gas central heating, UPVC double glazing, far reaching views across the valley, enclosed rear garden that is established and has been well looked after and comes with a shed and decked area to the rear of the garden.

THREE BEDROOMS

SEMI-DETACHED HOME

CLOSE TO TOWN & STATION

SPACIOUS DECKED AREA

GAS CENTRAL HEATING

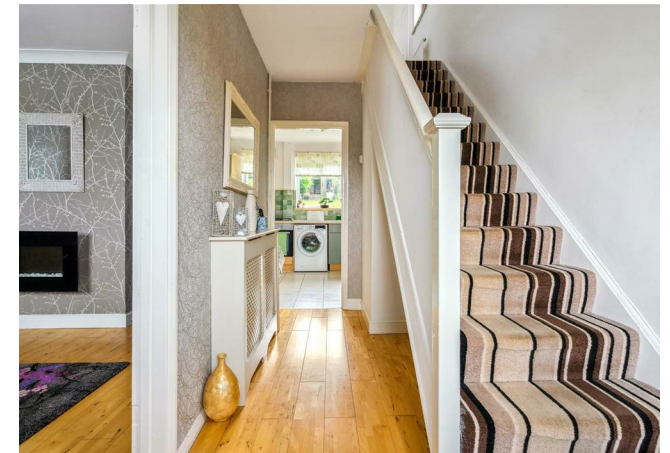
DOUBLE GLAZED

FITTED KITCHEN

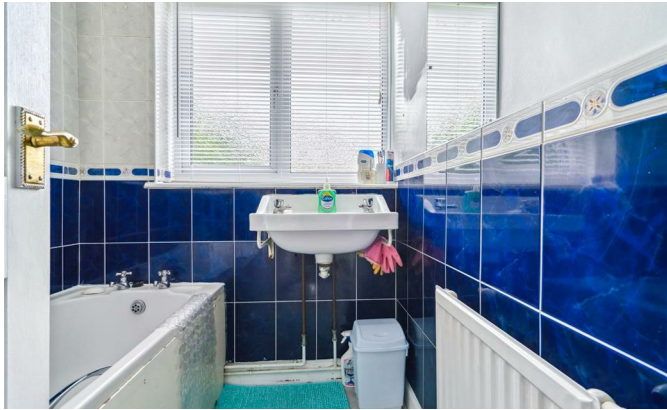
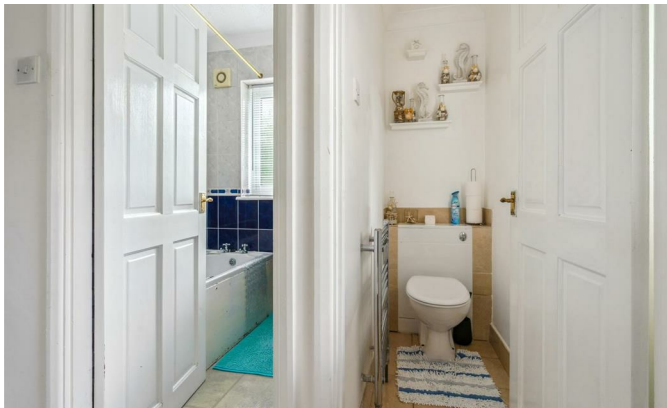
FAR REACHING VIEWS TO FRONT ASPECT

GOOD SIZED REAR GARDEN

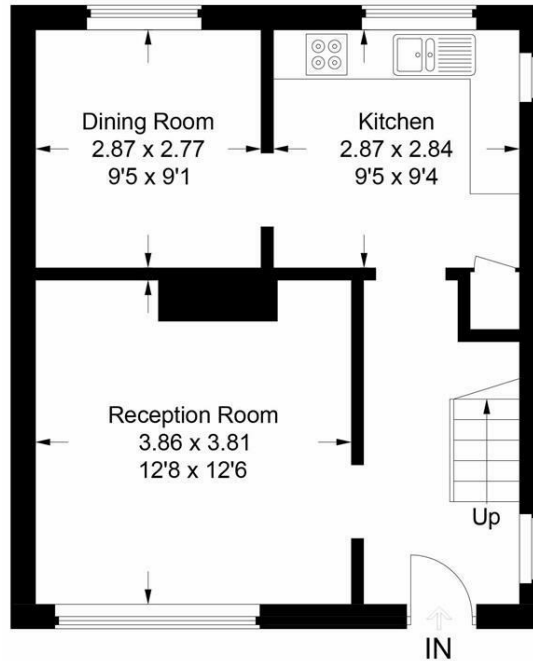
WELL CARED FOR PROPERTY



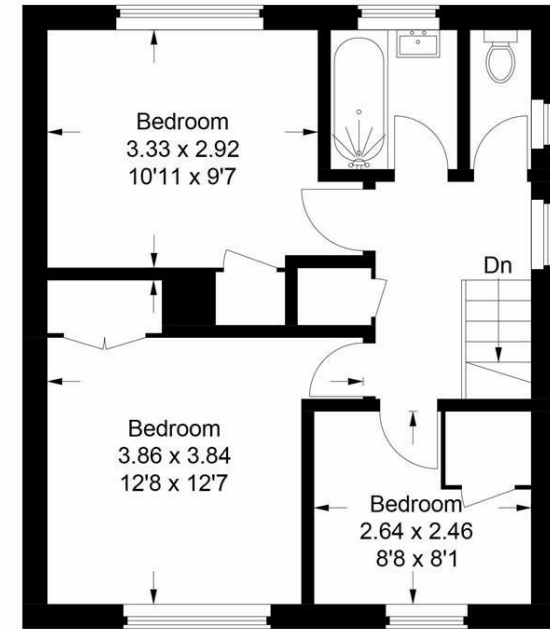




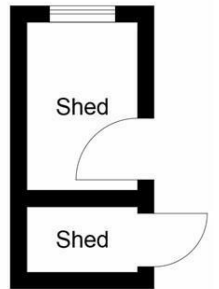
Approximate Gross Internal Area
 Ground Floor = 41.4 sq m / 446 sq ft
 First Floor = 41.3 sq m / 444 sq ft
 Sheds = 4.1 sq m / 44 sq ft
 Total = 86.8 sq m / 934 sq ft



Ground Floor



First Floor



(Not Shown In Actual
 Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 © CJ Property Marketing Ltd Produced for Hurst

Estate Agents
Hurst

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