



3 The Quadrant, High Wycombe, Buckinghamshire, HP13 6TU

Offered to the market in good condition throughout is this bright and spacious, rear extended three bedroom semi-detached house. The property is situated in a quiet, tucked away street on the east side of High Wycombe, within easy reach of local parks, amenities and highly regarded schools, including The Royal Grammar School.

The accommodation comprises an enclosed porch, living room, spacious open-plan kitchen/dining room with bi-fold doors opening onto the rear garden, utility room, guest cloakroom, three bedrooms and a modern shower room. Further benefits include a large enclosed rear garden, driveway parking for two vehicles, gas central heating and UPVC double glazing throughout.

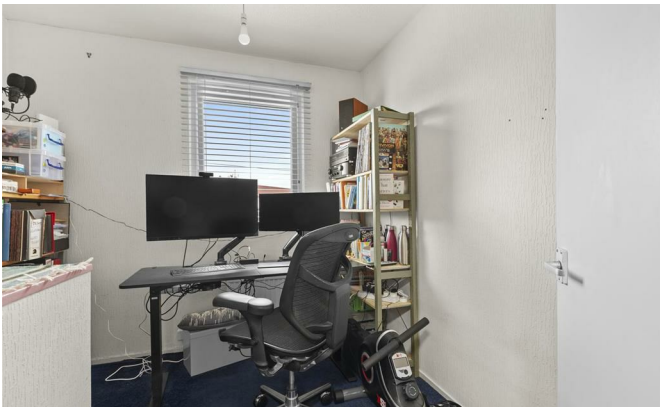
The Quadrant is conveniently positioned for High Wycombe town centre, which offers a range of shopping, leisure and dining facilities, together with a mainline railway station providing regular services to London Marylebone in under 30 minutes, making it an excellent choice for commuters. The property also enjoys easy access to the M40 motorway at Junction 3, connecting to London, Oxford and the wider motorway network.



WONDERFUL FAMILY HOME
REAR EXTENDED
LARGE OPEN PLAN KITCHEN/DINING ROOM
BI-FOLDING DOORS ONTO THE GARDEN
DRIVEWAY PARKING FOR TWO CARS
GUEST CLOAKROOM
MODERN SHOWER ROOM
UTILITY ROOM
LARGE ENCLOSED REAR GARDEN
CLOSE TO SCHOOLS & AMENITIES







The Quadrant

Approximate Gross Internal Area
Ground Floor = 808 sq ft / 75.1 sq m
First Floor = 454 sq ft / 42.2 sq m
Total = 1262 sq ft / 117.3 sq m



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.

Hurst
Estate Agents

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