


Estate Agents Hurst

3 Green Hill, High Wycombe, Buckinghamshire, HP13 5QJ

Offers In Excess Of £650,000

# 3 Green Hill, High Wycombe, Buckinghamshire, HP13 5QJ

Hurst are delighted to be able to offer to the market this rarely available and substantial, four/five bedroom detached family home that is situated in a popular residential area and provides fantastic and versatile accommodation, especially since the current owners have converted the old garage and is offered to the market with NO ONWARD CHAIN. This family home sits on a level plot that is South/West facing to the rear and side, and also now benefits from a recently replaced driveway.

The accommodation includes; entrance hall, fitted kitchen with door to rear garden, lounge, dining room, family room, bedroom five/study room, utility area and shower room. To the first floor there is a principal bedroom with a vaulted ceiling with decorative beams and en-suite shower room, there is also access to a balcony area which is currently decked (note this would need replacing), there are three further bedrooms and family bathroom making up the rest of the first floor accommodation. The property also benefits from gas central heating, double glazed, large replaced driveway with parking for several cars, wrap around side and rear gardens that are mainly laid to lawn and are South/West facing. The property is within walking distance of the Royal Grammer and Godstowe Schools and a ten minute walk of High Wycombe Railway Station and town centre. An internal viewing is highly recommended.

The property really is a great size for a family and allows for a different use of the downstair space, depending on your families needs, whilst the remainder of the house provides ample and well proportioned bedrooms with the added bonus of being within walking distance of Wycombe train station that offers a direct line service to London Marylebone, making it ideal for those looking to commute.

**FOUR / FIVE BEDROOM DETACHED PROPERTY**

**IDEAL FAMILY HOME WITH VERSATILE ACCOMMODATION**

**RECENTLY REPLACED DRIVEWAY & CONVERTED GARAGE**

**DOUBLE GLAZED & GAS CENTRAL HEATING**

**NO ONWARD CHAIN**

**WRAP AROUND SIDE & REAR GARDEN**

**ATTRACTIVE FAMILY HOME**

**WALKING DISTANCE OF TOWN & RGS**

**THREE BATHROOMS**

**PRINCIPAL BEDROOM WITH EN-SUITE & BALCONY**























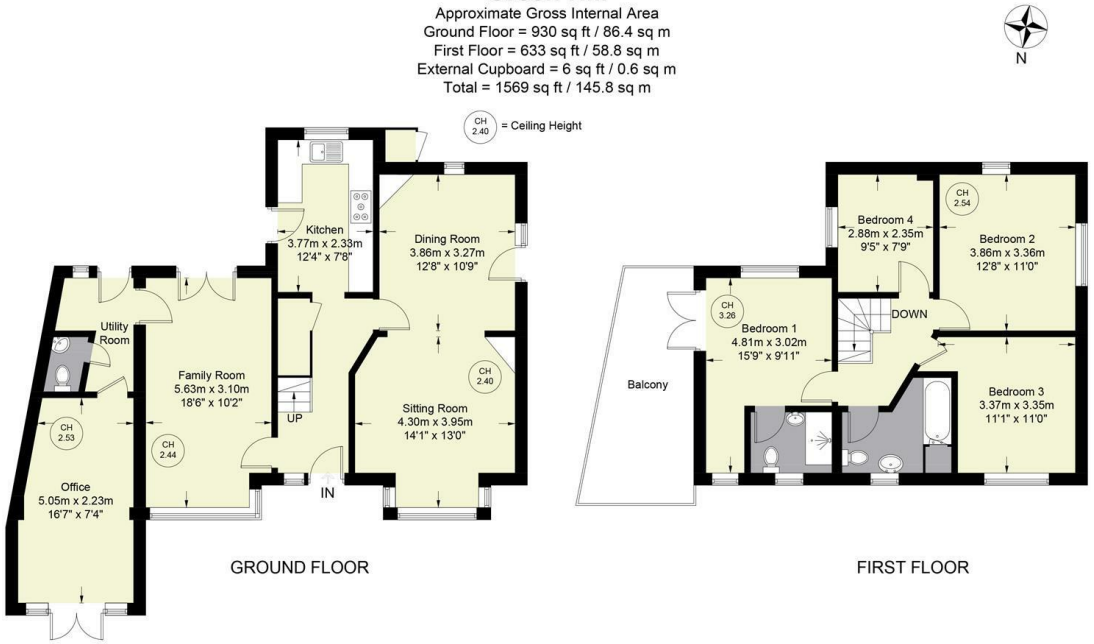






## Green Hill

Approximate Gross Internal Area
Ground Floor = 930 sq ft / 86.4 sq m
First Floor = 633 sq ft / 58.8 sq m
External Cupboard = 6 sq ft / 0.6 sq m
Total = 1569 sq ft / 145.8 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

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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