



£650,000 *Freehold*



A spacious and well-maintained four-bedroom detached family home located a very short walk of the train station and offered to market with NO ONWARD CHAIN. The property provides versatile living accommodation, making it the ideal family home. The accommodation comprises; entrance hall, generous lounge, separate family dining room, fitted kitchen, utility room, shower room, four generous double bedrooms with fitted wardrobes, and a large family bathroom.

Additional benefits include; gas central heating, UPVC double glazing, spacious and enclosed rear garden, double garage, and driveway parking for up to three vehicles.

The property is ideally located within a highly sought-after school catchment area, within walking distance of the Royal Grammar School and a short drive to Wycombe High School. Positioned on the desirable east side of town, it offers excellent access to Junctions 3 and 4 of the M40, making it perfect for commuters. The town centre and train station are also close by, with direct Chiltern Lines into London Marylebone.

- NO ONWARD CHAIN
- FOUR DOUBLE BEDROOM
- DOUBLE GARAGE
- UPVC DOUBLE GLAZING
- LARGE REAR GARDEN
- FITTED KITCHEN
- WALK OF RGS & STATION
- SPACIOUS DRIVEWAY
- IDEAL FAMILY HOME
- CUL-DE-SAC



20a Maybrook Gardens, High Wycombe, Buckinghamshire, HP13 6PJ

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

Hurst Estate Agents, 1 Crendon Street, High Wycombe, Bucks, HP13 6LE Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk

Maybrook Gardens
Approximate Gross Internal Area
Ground Floor = 1179 sq ft / 109.5 sq m (Including Garage)
First Floor = 758 sq ft / 70.4 sq m
Total = 1937 sq ft / 179.9 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.

