



Estate Agents
Hurst

7 Ashdown Road, High Wycombe, Buckinghamshire, HP13 7JD

£400,000

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Hurst are pleased to offer to the market this three bedroom, semi-detached family home that sits on a nice, good sized plot with a deep frontage and benefits from a detached garage and parking to the rear via a service road. The property that has been well cared for over the years, does require a degree of modernisation and would appear to lend itself to a rear extension or loft conversion, subject to obtaining the relevant building regs/planning permission. Situated on the popular East Side of High Wycombe, this home gives good access to both junction 3 & 4 of the M40 and is within easy reach of the town centre and train station that offers a direct line service into London Marylebone, making it perfect for those looking to commute, there are an array of local schools that are also within walking distance or a short drive. The accommodation comprises; entrance, hallway, sitting room, dining room with patio doors to rear garden, fitted kitchen with door leading to side access, three bedrooms and family bathroom. The property further benefits from; gas central heating, UPVC double glazing, driveway parking, brick built storage cupboard, enclosed and South/East facing rear garden which is a good size and comes with lawn area and access to parking and the detached garage at the rear of the property. This really is a lovely property for a family or first house purchase and Kings Woods are just a short walk away, providing miles of walks for families and dog owners, stretching all the way up to Penn & Tylers Green. There is also no onward chain with this property.



**THREE BEDROOM SEMI-DETACHED
DETACHED GARAGE & PARKING VIA SERVICE
ROAD**

NO ONWARD CHAIN

LOUNGE & DINING ROOM

POTENTIAL FOR EXPANSION STPP

GOOD SIZE PLOT

IDEAL FAMILY HOME

PROVIDES EASY ACCESS TO THE M40

WALKING DISTANCE OF LOCAL SCHOOLS

EARLY VIEWING ADVISED







Ashdown Road

Approximate Gross Internal Area
 Ground Floor = 451 sq ft / 41.9 sq m
 First Floor = 446 sq ft / 41.4 sq m
 Outbuildings = 253 sq ft / 23.5 sq m (Including Garage)
 Total = 1150 sq ft / 106.8 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.



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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