



3 Hepplewhite Close, High Wycombe, Buckinghamshire, HP13 6BZ

Hurst are pleased to bring to market this deceptively spacious, four bedroom, semi-detached home that offers versatile accommodation and has the benefit of an annexe style set up to the lower ground floor. The property is located at the start of this quiet cul-de-sac, yet central to the town centre and train station, which offers a direct line service into London Marylebone making it perfect for those looking to commute, it is also within walking distance of the highly regarded RGS. The accommodation that is over three floors comprises; entrance hall, living room, dining room, fitted kitchen with door to side access, to the lower ground floor there is a shower room, utility area, reception room/study area (this could be converted into an annexe area for a family member) then to the first floor there are three bedrooms and a family bathroom. The property further benefits from; UPVC double glazing, gas central heating, private and well maintained rear garden with views across the valley, garage and driveway parking for two vehicles. An internal viewing is highly recommended and the property is offered to the market with no onward chain.



FOUR BEDROOM SEMI-DETACHED PROPERTY

GARAGE AND DRIVEWAY PARKING

**ANNEX STYLE LAYOUT TO THE LOWER
GROUND FLOOR**

WALKING DISTANCE OF THE RGS

BATHROOM & SHOWER ROOM

DOUBLE GLAZED AND GAS CENTRAL HEATING

OFFERED WITH NO ONWARD CHAIN

IDEAL FAMILY HOME OR INVESTMENT

POTENTIAL FOR GARAGE CONVERSION (STP)

ENCLOSED AND LEVEL REAR GARDEN





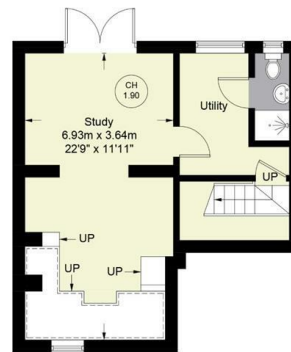


Hepplewhite Close

Approximate Gross Internal Area
 Lower Ground Floor = 416 sq ft / 38.7 sq m
 Ground Floor = 448 sq ft / 41.6 sq m
 First Floor = 493 sq ft / 45.8 sq m
 Garage = 144 sq ft / 13.4 sq m
 Total = 1501 sq ft / 139.5 sq m



CH 2.48 = Ceiling Height = Reduced headroom below 1.5m / 5'0"



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

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.



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