





# 122 Cock Lane, High Wycombe, Buckinghamshire, HP13 7EA

Situated, in arguably one of High Wycombe's most sought after areas, is this extended four bedroom, semi-detached family home that offers versatile downstairs accommodation, as well as being offered in good condition throughout. This lovely family home is located to the East side of High Wycombe, providing convenient access to Junction 3 of the M40, miles of countryside walks on your doorstep, in the catchment for the well renowned Penn schools, and just a short drive of Wycombe's town centre and train station that offers a direct line service to London Marylebone. The accommodation includes; entrance hall, guest cloakroom, fitted kitchen, partly converted garage which provides a study/utility area with door to storage only space in the garage, huge sitting room with feature fire place, large dining room with sliding doors opening onto the rear garden, four good size bedrooms and a family bathroom. The property also benefits from; gas central heating, double glazing, driveway parking, garage that could be converted back to a full garage should the new owner wish, enclosed and South/East facing rear garden, with a large patio area with hot tub that is housed under a pergola, large lawn area and gives a very secluded feel. This really is a superb opportunity to acquire a wonderful home in a sought after location and we expect there to be a good level of interest. Council Tax Band E

## **FOUR BEDROOM SEMI-DETACHED FAMILY HOME**

**EXCELLENT CATCHMENT FOR PENN SCHOOLS**

**SINGLE STOREY EXTENSION TO THE REAR**

**STUDY / UTILITY ROOM**

**HUGE SITTING ROOM**

**PATIO AREA AND HOT TUB**

**SOUTH/EAST FACING REAR GARDEN**

**LARGE LEVEL PLOT**

**SOUGHT-AFTER LOCATION**

**INTERNAL VIEWING ADVISED**











### Cock Lane

Approximate Gross Internal Area  
Ground Floor = 874 sq ft / 81.2 sq m (Including Garage)  
First Floor = 538 sq ft / 50.0 sq m  
Total = 1412 sq ft / 131.2 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.



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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