





# 24 Arundel Road, High Wycombe, Buckinghamshire, HP12 4NE

Hurst are pleased to offer to the market this well presented and tastefully decorated, three bedroom semi-detached property that is offered to the market with no onward chain. The property is located to West of the town centre, perfectly placed for those looking to commute, with its easy access to junction four of the M40, walking distance of all the local schools and just a short drive to John Lewis retail outlet, Booker Common & West Wycombe that both offer miles of countryside walks on your doorstep, the historic and charming town of Marlow. The accommodation includes; Entrance hallway, sitting room that is open plan leading into a modern fitted kitchen/dining room with patio doors to rear garden, three bedrooms and modern family bathroom. The property also benefits from; gas central heating, double glazing, an enclosed tiered rear garden with spacious patio area and fantastic views across the valley. This really is a well put together and popular family home and an internal and early viewing is highly recommended as we expect this property to react well.

**THREE BEDROOM SEMI-DETACHED FAMILY HOME**  
**GARAGE & DRIVEWAY PARKING**  
**GOOD ACCESS TO JUNCTION 4 OF THE M40**  
**EXCELLENT CONDITION THROUGHOUT**  
**MODERN KITCHEN & BATHROOM**  
**GAS CENTRAL HEATING**  
**VIEWS ACROSS THE VALLEY FROM FRONT ASPECT**  
**DOUBLE GLAZED & GAS CENTRAL HEATING**  
**INTERNAL VIEWING ADVISED**  
**SPACIOUS PATIO AREA IN REAR GARDEN**









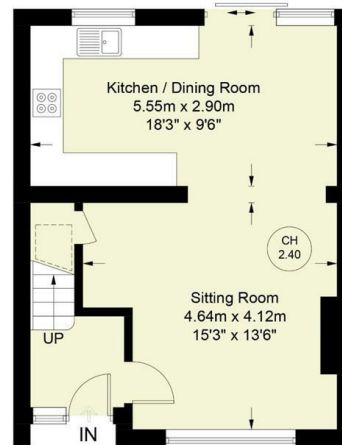


### Arundel Road

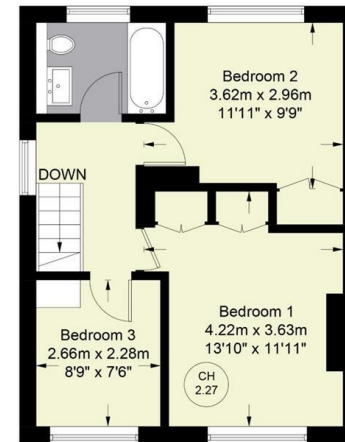
Approximate Gross Internal Area  
First Floor = 432 sq ft / 40.1 sq m  
Second Floor = 436 sq ft / 40.5 sq m  
Garage = 168 sq ft / 15.6 sq m  
Total = 1036 sq ft / 96.2 sq m



= Reduced headroom below 1.5m / 5'0"

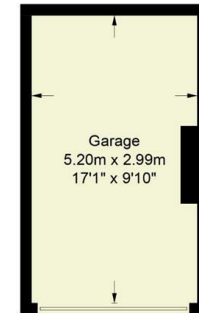


FIRST FLOOR



SECOND FLOOR

CH 2.40 = Ceiling Height



(Not Shown In Actual Location / Orientation)

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.

**Hursts**  
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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