



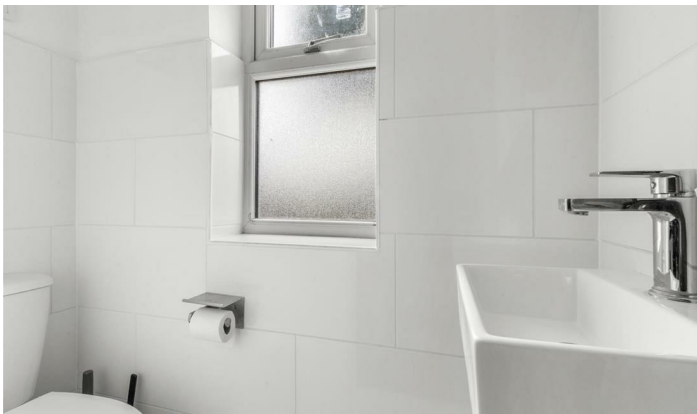
# 52 Underwood Road, High Wycombe, Buckinghamshire, HP13 6YB

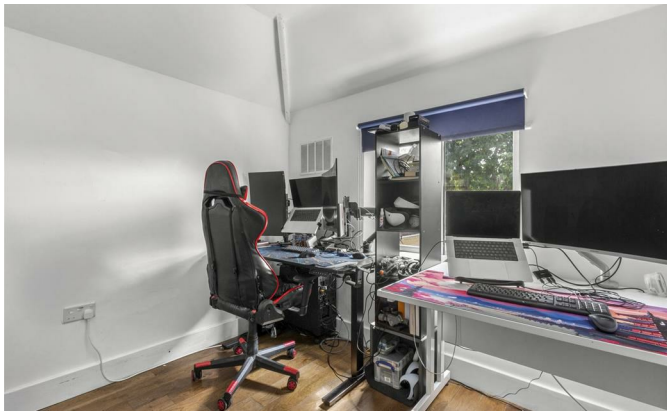
Hurst bring to market this well cared for and improved upon, three bedroom semi-detached property that the current owner has modernised and is now presented in good condition throughout. This family home is situated just a short walk of High Wycombe's train station which offers a direct line service to London Marylebone making it an excellent purchase for anyone looking to commute to London whilst also providing superb access to the town centre and in close proximity to the outstanding Royal Grammar School. Along with a well proportioned house this property comes with a detached outbuilding that has been converted into a studio room, there is also planning permission in place for a 3.5m single storey rear extension. The accommodation includes; entrance porch, hallway, fitted kitchen/dining room, sitting room, utility room, guest cloakroom, inner lobby with door to side access, and to the first floor there are three bedrooms and family shower room. The property also benefits from; gas central heating, UPVC double glazed, driveway parking to the front for two vehicles, and to the rear there is a good size garden which comes with a patio area, lawn area, side access and a large studio/annexe with shower. This really is a wonderful home and an early and internal viewing is highly recommended.



**THREE BEDROOM SEMI-DETACHED HOUSE  
PLANNING PERMISSION FOR REAR EXTENSION  
UTILITY ROOM & GUEST CLOAKROOM  
STUDIO / ANNEXE BUILDING  
GAS CENTRAL HEATING & DOUBLE GLAZED  
DRIVEWAY PARKING FOR TWO VEHICLES  
CLOSE TO TOWN AND TRAIN STATION  
IDEAL FAMILY HOME  
INTERNAL VIEWING ADVISED  
GOOD CONDITION**

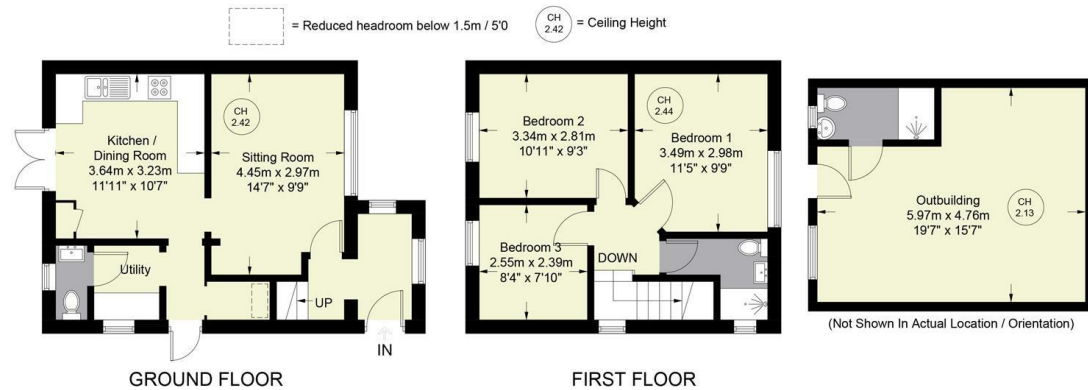






### Underwood Road

Approximate Gross Internal Area  
 Ground Floor = 419 sq ft / 38.9 sq m  
 First Floor = 376 sq ft / 34.9 sq m  
 Outbuilding = 305 sq ft / 28.3 sq m  
 Total = 1100 sq ft / 102.1 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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk