Hurst Estate Agents

22 Talbot Avenue, High Wycombe, Buckinghamshire, HP13 5HZ

£575,000

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Hurst are delighted to offer to the market this 1950's three bedroom, detached family home that has been massively improved upon by its present owners and is offered in good condition throughout. This superb family home could lend itself to significant expansion to the side and rear of the property, subject to obtaining the relevant planning permission.
Situated in a quiet and elevated position in this sought-after cul-de-sac in the Downley area of High Wycombe, with stunning views across to West Wycombe and beyond, this area gives a
real sense of being in the countryside, whilst retaining all the conveniences that the town has to offer. There are an abundance of walks on the doorstep, as well as superb schools and other local amenities, within easy reach of this beautiful home.
The accommodation includes: entrance hallway, utility room with door to side access, fitted kitchen, lounge, dining room, three
good-sized bedrooms and family bathroom. The property also benefits from UPVC double glazing, gas central heating, driveway parking, fantastic views across the valley, and an enclosed rear garden which feels extremely secluded and is in excess of 100ft in length and provides various areas including lawn and gravel areas that are perfect for entertaining. An early and internal viewing is highly recommended.

SUPERB DETACHED PROPERTY WITH HUGE POTENTIAL STPP

DRIVEWAY PARKING

THREE GOOD-SIZED BEDROOMS

STUNNING AND FAR-REACHING VIEWS

MILES OF WALKS ON YOUR DOORSTEP

SOUGHT-AFTER CUL-DE-SAC LOCATION

GAS CENTRAL HEATING & UPVC DOUBLE GLAZING

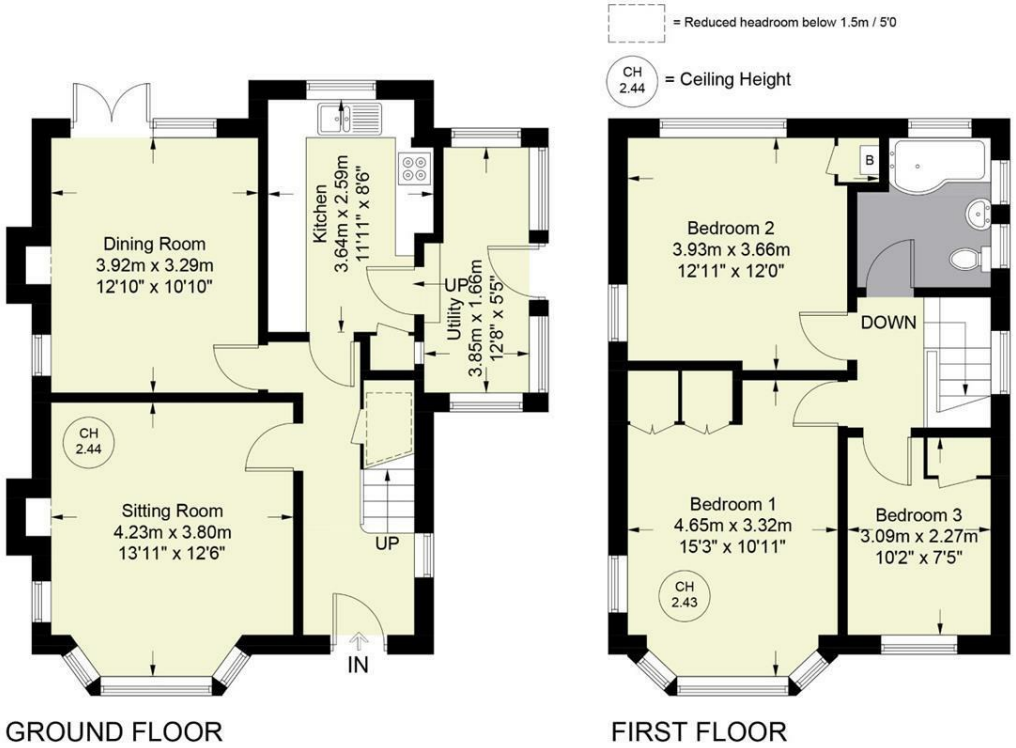
FITTED KITCHEN & UTILITY ROOM

GARDEN IN EXCESS OF 100FT

WONDERFUL AND IDEAL FAMILY HOME

Talbot Avenue

Approximate Gross Internal Area
Ground Floor = 594 sq ft / 55.2 sq m
First Floor = 495 sq ft / 46.0 sq m
Total = 1089 sq ft / 101.2 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.

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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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