



Estate Agents  
**Hurst**

12 Chorley Road, West Wycombe, High Wycombe, HP14 3AR

£550,000

# 12 Chorley Road, West Wycombe, High Wycombe, HP14 3AR

A rare opportunity to acquire this wonderful semi-detached property that has been well cared for and improved upon by its current owner and is offered in good condition throughout. This character filled property offers the new owner, unrivalled views to both the front and rear aspects and has to be one of the most picturesque areas in the Wycombe area, which is also just a short stroll of the quaint village of West Wycombe and surrounded by countryside walks stretching for miles right on your doorstep. Other than the views the property also now has additional space in the form of a conservatory to the rear and a utility to the side of the property, there is also a huge workshop to the back of the rear garden that with a bit of work could become a wonderful home office or cabin. The accommodation includes; entrance porch, hallway, guest cloakroom, lounge, open plan fitted kitchen/ diner with door leading to utility room that provides access to the front and rear gardens, conservatory with bi-folding doors opening onto the rear garden, with three bedrooms and a family bathroom to the first floor. The property also benefits from central heating, double glazing, driveway parking for several vehicles, enclosed rear garden opening out onto surround fields with miles of countryside walks on your doorstep and also comes with a workshop and storage shed. For those looking to commute to London this property offers excellent access to the M40 as well as having Saunderton, Risborough and High Wycombe train stations all in close proximity, offering a direct service into London Marylebone. There is also no onward chain and an internal viewing is highly recommended.

**THREE BEDROOM SEMI-DETACHED HOME**  
**STUNNING VIEWS TO FRONT & REAR ASPECT**  
**SPACIOUS DRIVEWAY**  
**CONSERVATORY & UTILITY ROOM**  
**GUEST CLOAKROOM**  
**WALKING DISTANCE OF WEST WYCOMBE VILLAGE**  
**IDEAL FAMILY HOME**  
**SPACE WORKSHOP IN REAR GARDEN**  
**CENTRAL HEATING AND DOUBLE GLAZED**  
**EARLY VIEWING ADVISED**

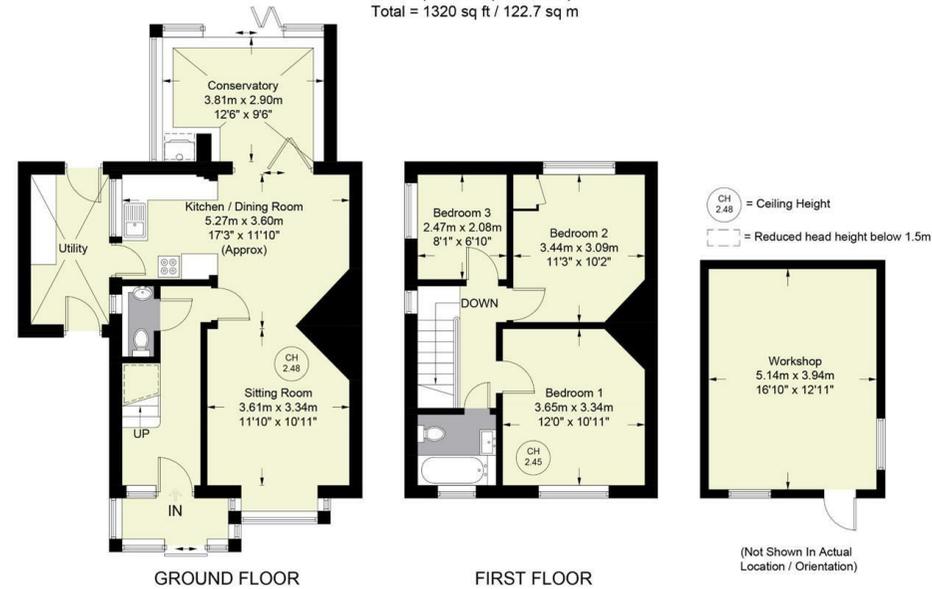






### Chorley Road

Approximate Gross Internal Area  
 Ground Floor = 684 sq ft / 63.6 sq m  
 First Floor = 418 sq ft / 38.8 sq m  
 Workshop = 218 sq ft / 20.3 sq m  
 Total = 1320 sq ft / 122.7 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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