



Estate Agents
Hurst

162 Amersham Road, High Wycombe, Bucks, HP13 5AF
£425,000

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Hurst are pleased to bring to market this two bedroom, Victorian, end of terrace property that has been extremely well cared for by its current owner and benefits from a large enclosed rear garden. This hugely popular style of property is situated in a highly desirable location, just off Amersham Hill and is just a two minute walk of the outstanding RGS and close to High Wycombe's town centre and train station that offers a direct line service into London Marylebone, making it excellent for those looking to commute. This ideal first time purchase/those upsizing from an apartment, not only gives a superb location but also a larger than average rear garden that now benefits from a sizeable summer house that has been added by the current owner and makes an ideal studio or home office. The accommodation includes; front door to entrance hall, large sitting room with large brick featured fireplace, housing log burner and bay window to front aspect, dining room with another brick featured open fire place, fitted kitchen with door to rear garden, utility area and downstairs bathroom. To the first floor there is a principle bedroom with en-suite bathroom and a further double bedroom. The property further benefits from; gas central heating, double glazing, driveway parking to the side of the property, private garden to the rear which is extremely secluded and comes with a huge summer house and storage shed to the side, there is also a decking, lawn area and the garden is apx 100ft in length. This really is a superb property and an internal viewing is strongly advised.



TWO BEDROOM PERIOD COTTAGE

LOUNGE & DINING ROOM

TWO BATHROOMS

DRIVEWAY PARKING

LARGE LEVEL REAR GARDEN

HOME OFFICE / STUDIO ROOM

IDEAL FIRST TIME PURCHASE

GOOD ACCESS TO TOWN & TRAIN STATION

DOUBLE GLAZED & GAS CENTRAL HEATING

INTERNAL VIEWING ADVISED







Amersham Road

Approximate Gross Internal Area
 Ground Floor = 539 sq ft / 50.1 sq m
 First Floor = 438 sq ft / 40.7 sq m
 Outbuilding = 311 sq ft / 28.9 sq m
 Total = 1288 sq ft / 119.7 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.

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