





# 89 Bookerhill Road, High Wycombe, Bucks, HP12 4EY

Hurst are pleased to offer to the market this completely renovated and extended, three bedroom semi-detached property that is offered in fantastic condition throughout.

The current owners have given this property a huge transformation which now provides a wonderful family home with spacious accommodation to the ground floor.

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 and Booker Common which offers miles of countryside walks on your doorstep. The accommodation includes; Entrance hallway, sitting room, dining room, conservatory with doors to rear garden, inner lobby, utility room, modern fitted kitchen, three bedrooms and modern family bathroom. The property also benefits from; gas central heating, double glazing, an enclosed and level rear garden with large patio area and a secluded feel to it. An internal and early viewing is highly recommended as we expect this property to react well.

- **THREE BEDROOM EXTENDED SEMI-DETACHED**
  - **EXCELLENT CONDITION THROUGHOUT**
    - **CLOSE TO JUNCTION 4 OF M40**
  - **SINGLE STOREY EXTENSION TO THE REAR**
  - **UTILITY ROOM & MODERN FITTED KITCHEN**
    - **MODERN FAMILY BATHROOM**
    - **SECLUDED REAR GARDEN**
    - **THREE RECEPTION ROOMS**
    - **EARLY VIEWING ADVISED**
      - **IDEAL FAMILY HOME**











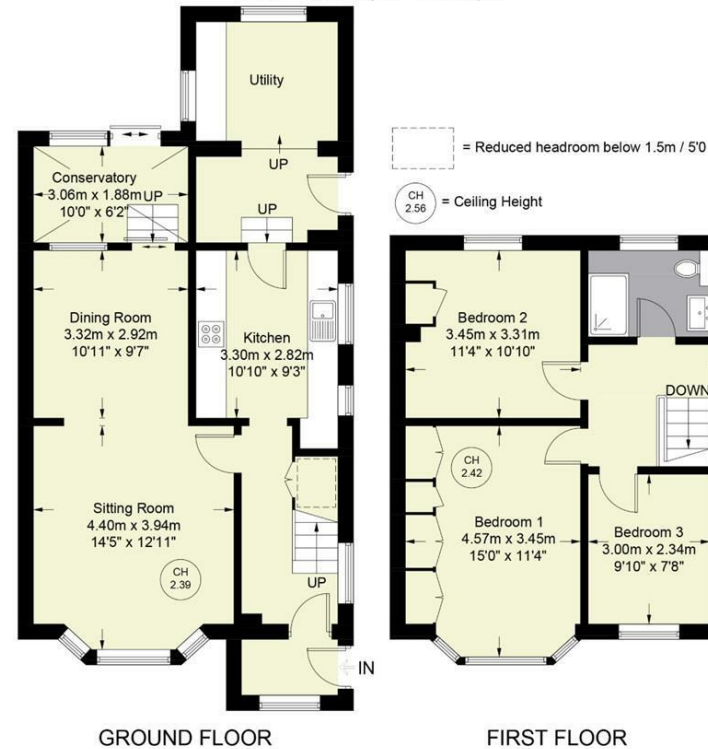
## Bookerhill Road

Approximate Gross Internal Area

Ground Floor = 725 sq ft / 67.4 sq m

First Floor = 492 sq ft / 45.7 sq m

Total = 1217 sq ft / 113.1 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.

Hurst  
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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