



# 40 White Close, High Wycombe, Buckinghamshire, HP13 5NG

Offered to the market in good condition throughout is this bright and spacious three bedroom semi detached house. The property occupies an elevated position, enjoying far-reaching views across the valley and a pleasant outlook from the front aspect. The home is situated in a quiet and tucked away position within the sought after Downley region of High Wycombe, a popular residential area known for its community feel and access to open countryside, while remaining within close proximity to local schools, shops and transport facilities including the mainline railway station (which connects to London Marylebone in less than 30 minutes). The accommodation comprises: enclosed porch, entrance hall, generous through lounge/diner with fire place, modern fitted kitchen with a range of base and wall units, three well-proportioned bedrooms and a family bathroom. The property further benefits from: driveway parking, a spacious enclosed tiered rear garden offering a good degree of privacy and outdoor entertaining space, gas central heating and UPVC double glazing throughout.

**SOUGHT AFTER LOCATION**

**QUIET CUL-DE-SAC**

**DRIVEWAY PARKING**

**MODERN FITTED KITCHEN**

**SPACIOUS LOUNGE/DINER**

**THREE BEDROOMS**

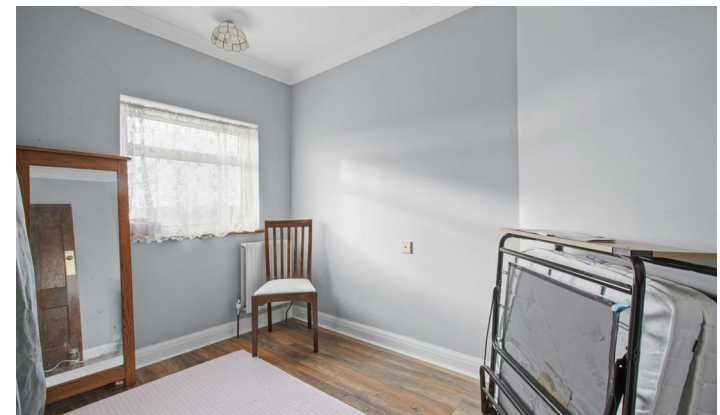
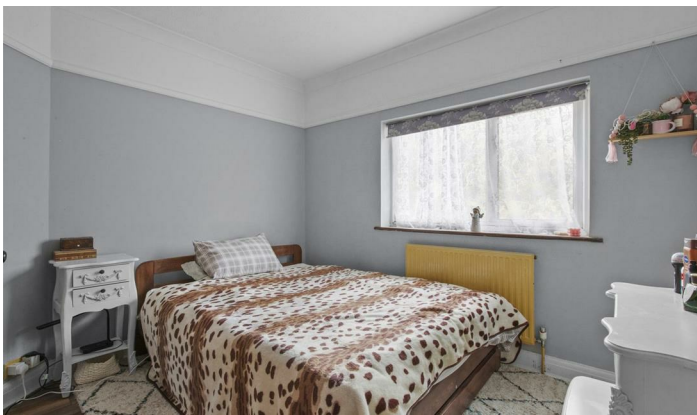
**LARGE TIERED REAR GARDEN**

**GOOD CONDITION THROUGHOUT**

**CLOSE TO SCHOOLS**

**CLOSE TO SHOPS**

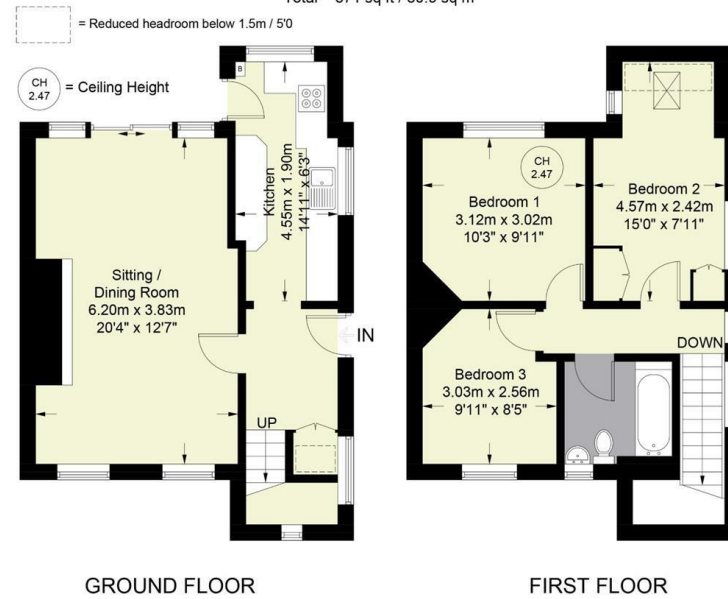






### White Close

Approximate Gross Internal Area  
Ground Floor = 438 sq ft / 40.7 sq m  
First Floor = 433 sq ft / 40.2 sq m  
Total = 871 sq ft / 80.9 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

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