



Estate Agents
Hurst

47A Bookerhill Road, High Wycombe, HP12 4EY
£230,000

47A Bookerhill Road, High Wycombe, HP12 4EY

Hurst are delighted to offer this well presented, one bedroom, end of terrace house located in this quiet position to the West of High Wycombe, providing easy access to junction 4 of the M40 making it perfect for those looking to commute.

The accommodation comprises; entrance hall, fitted kitchen, open plan lounge/diner with French doors leading to a raised decked area overlooking the garden, double bedroom, and bathroom. The property further benefits from; driveway parking for two vehicles, garage, private garden, UPVC double glazing. This house would make an excellent first time purchase/first home or great buy to let investment.

The property is located a short walk of local shops and just a short drive of John Lewis as well as Wycombe High and John Hampden Grammar Schools and Ofsted outstanding primary school. West Wycombe village is also within a short drive which provides and array of quaint shops, a butchers and a number of pubs that serve food, as well as miles of countryside walks. An early viewing is highly recommended.

**ONE DOUBLE BEDROOM END OF TERRACE HOUSE
GAS CENTRAL HEATING AND DOUBLE GLAZING
GOOD ACCESS TO JUNCTION 4 OF THE M40
DRIVEWAY PARKING
REAR DECKING WITH PRIVATE GARDEN
CLOSE TO LOCAL AMENITIES
IDEAL FIRST TIME PURCHASE OR INVESTMENT
LOUNGE/DINER
UPVC DOUBLE GLAZING
INTERNAL VIEWING ADVISED**





Bookerhill Road

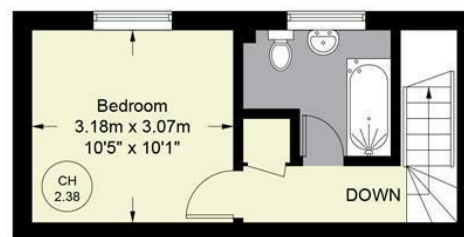
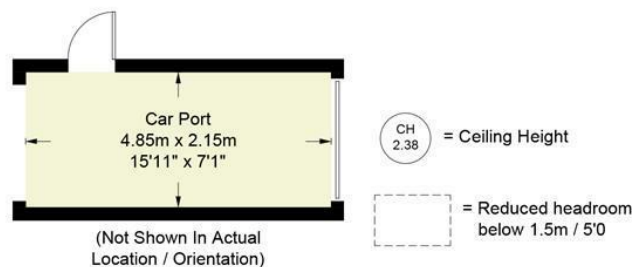
Approximate Gross Internal Area

Ground Floor = 226 sq ft / 21.0 sq m

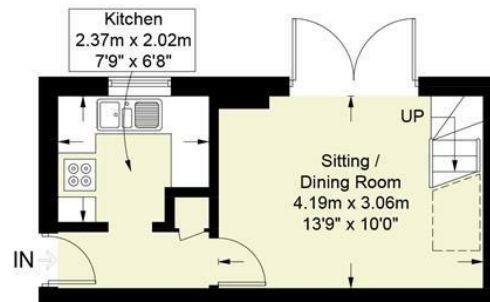
First Floor = 222 sq ft / 20.6 sq m

Total = 448 sq ft / 41.6 sq m

(Excluding Car Port)



FIRST FLOOR



GROUND FLOOR

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.

Estate Agents
Hurst

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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk