



19 Verney Avenue, High Wycombe, Buckinghamshire, HP12 3ND

An extremely well presented and fully refurbished four bedroom family home offered to the market in stunning condition throughout. The property is located in an extremely sought after PRIVATE ROAD on the Cressex side of High Wycombe within close proximity to junction 4 of the M40, John Lewis and two of the towns most highly regarded grammar schools; Wycombe High & John Hampden. The accommodation comprises; entrance hall, living room with bay window, office/study, large open plan lounge/kitchen/ diner with bi-folding doors leading out to the garden, utility room, guest cloakroom, four double bedrooms, en-suite shower room and family bathroom. The property further benefits; DETACHED HOME OFFICE with gym/studio & shower facility, large enclosed rear garden, driveway parking, gas central heating and UPVC double glazing. Please note, tenants are currently in situ until April 2025. The current rental return on this property is £2,650 PCM.

FULLY REFURBISHED THROUGHOUT
STUNNING FAMILY HOME
CLOSE TO JUNCTION 4 OF M40
CLOSE TO EXCELLENT SCHOOLS
FOUR DOUBLE BEDROOMS
GYM/STUDIO WITH HOME OFFICE
UTILITY ROOM
LARGE ENCLOSED REAR GARDEN
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING



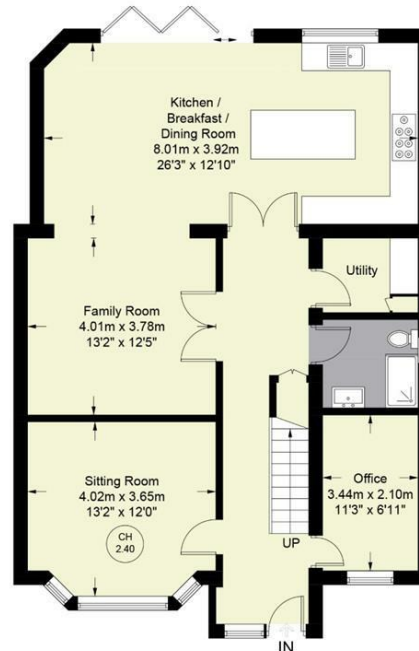




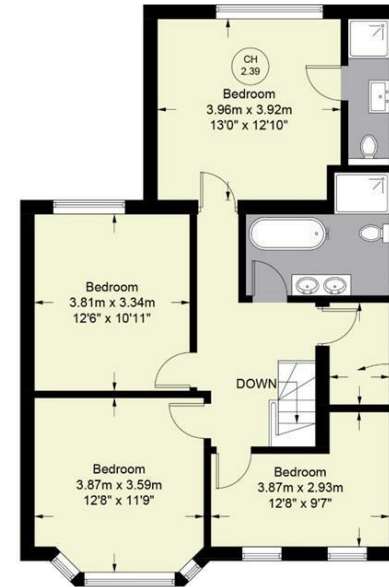
Verney Avenue

Approximate Gross Internal Area
Ground Floor = 1054 sq ft / 98.0 sq m
First Floor = 830 sq ft / 77.1 sq m
Outbuilding = 253 sq ft / 23.5 sq m
Total = 2137 sq ft / 198.6 sq m

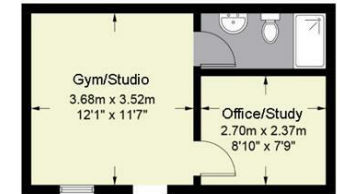
CH 2.40 = Ceiling Height



GROUND FLOOR



FIRST FLOOR



(not shown in actual location / orientation)

Bedroom
2.28m x 1.22m
7'6" x 4'0"

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.

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

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