



12 Daws Lea, High Wycombe, Buckinghamshire, HP11 1QF

Hurst are please to bring to market, this four bedroom detached family home with that is located in the extremely sought after Daws Hill area of High Wycombe. The house offers convenient access to Junction 4 of the M40, is within walking distance of John Hampden Grammar School, Wycombe High School and St Michael's Catholic School and just a short drive from High Wycombe train station which offers a direct line service to London Marylebone making it perfect for those looking to commute.

The property, which has been occupied by the same family for many years, has been well cared for but does require a degree of redecoration and modernisation throughout and would also appear to lend itself to further expansion subject to obtaining the relevant planning permission. The accommodation comprises; large reception hall, guest cloakroom, spacious L-Shaped living room with patio doors to rear garden and dining area, fitted kitchen with doors leading to inner lobby that gives access to the rear garden, large double garage, to the first floor there is master bedroom with en-suite bathroom, three further bedrooms and family bathroom.

The property also benefits from; gas central heating, UPVC double glazing, carriageway drive and a sizeable, well established enclosed rear garden that sits on a wider than average plot. This really will be a superb purchase and is an ideal family home with no onward chain.

We would strongly recommend an early viewing on this property.

SOUGHT AFTER LOCATION

IDEAL FAMILY HOME

GOOD ACCESS TO JUNCTION 4 OF M40

WALKING DISTANCE OF GRAMMAR SCHOOLS

GARAGE & DRIVEWAY PARKING

FOUR BEDROOM DETACHED HOUSE

POTENTIAL FOR EXPANSION STPP

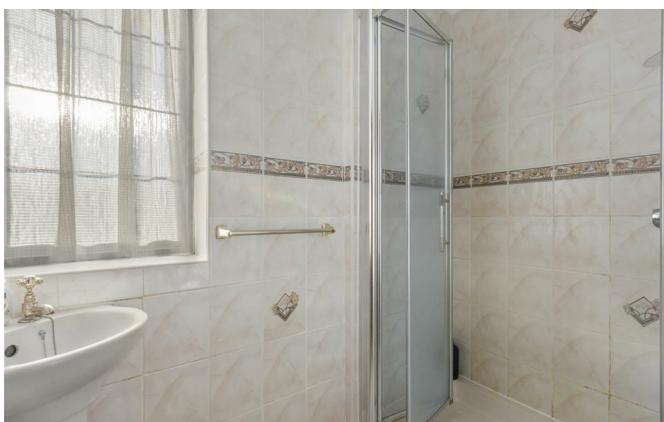
WEST FACING REAR GARDEN

INTERNAL VIEWING ADVISED

GAS CENTRAL HEATING & DOUBLE GLASED







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.

Daws Lea

Approximate Gross Internal Area
 Ground Floor = 832 sq ft / 77.3 sq m
 First Floor = 666 sq ft / 61.9 sq m
 Garage = 263 sq ft / 24.4 sq m
 Total = 1761 sq ft / 163.6 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.

Estate Agents
Hurst