



Estate Agents
Hurst

41 The Crescent, High Wycombe, Buckinghamshire, HP13 6JP
Asking Price £475,000

41 The Crescent, High Wycombe, Buckinghamshire, HP13 6JP

Offered to the market with NO ONWARD CHAIN is this bright and spacious two-bedroom detached bungalow, set on a generous, level plot in the highly sought-after 'Drives' area of High Wycombe. While the property would benefit from modernisation throughout, it presents an excellent opportunity for buyers to update, improve and potentially extend (STPP), creating a wonderful long-term home. Ideally positioned within easy reach of High Wycombe town centre and the mainline train station - providing fast and direct access to London Marylebone in under 30 minutes, the location is both convenient and well-connected. The accommodation currently comprises: entrance hall, spacious lounge/diner, conservatory, fitted kitchen, two double bedrooms and a family bathroom. Externally, the property enjoys a generous frontage with ample driveway parking, alongside a large, enclosed and level rear garden featuring two substantial sheds/storage rooms. Further benefits include gas central heating and UPVC double glazing. A fantastic opportunity to acquire a well-located bungalow with significant scope to enhance and add value.



NO ONWARD CHAIN

DETACHED BUNGALOW

GENEROUS FLAT LEVEL PLOT

POTENTIAL TO EXTEND & IMPROVE

HIGHLY SOUGHT AFTER LOCATION

LARGE LOUNGE/DINER

CONSERVATORY

AMPLE DRIVEWAY PARKING

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING







The Crescent

Approximate Gross Internal Area = 914 sq ft / 84.9 sq m
 Stores = 360 sq ft / 33.5 sq m
 Total = 1274 sq ft / 118.4 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.



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