Estate Agents
Hurst

7 Hylton Road, High Wycombe, Buckinghamshire, HP12 4BZ

Offers In Excess Of £485,000

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A very well-presented, three-bedroom detached family home located in a quiet and popular cul-de-sac to the west of town. This property is ideal for commuters due to its easy access to Junction 4 of the M40. It is within walking distance of local schools and countryside (e.g. Sands Bank Nature Reserve, offering miles of walks) and a short drive to the John Lewis retail outlet. The accommodation comprises an entrance hall, a large sitting room with far-reaching views across Sands, kitchen, dining room with French doors leading to an enclosed rear garden, three bedrooms, and family bathroom. The property further benefits from driveway parking, a secluded rear garden, gas central heating, and UPVC double glazing

THREE BEDROOMS

QUIET CUL-DE-SAC LOCATION

DRIVEWAY PARKING

CLOSE TO GRAMMAR SCHOOLS

FAR REACHING VIEWS

LARGE ENCLOSED REAR GARDEN

GOOD ACCESS TO JUNCTION 4 OF M40

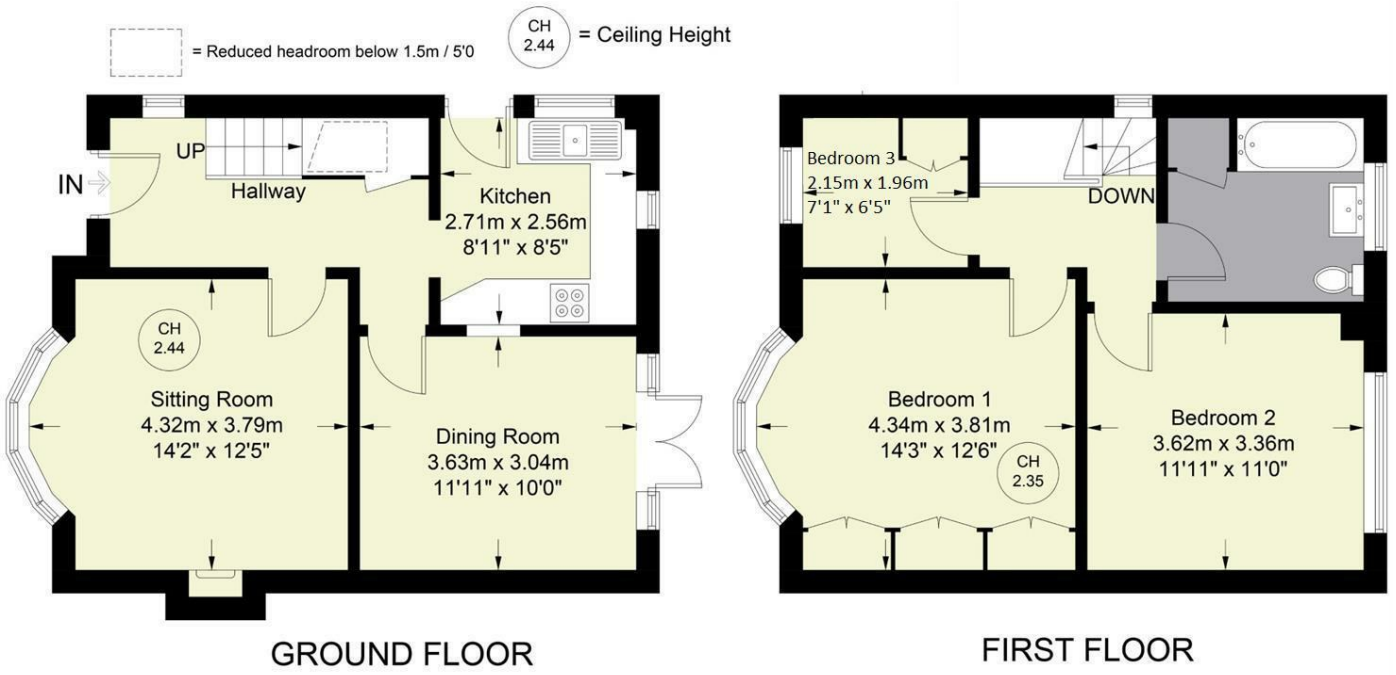
GAS CENTRAL HEATING

UPVC DOUBLE GLASING

INTERNAL VIIEWNG ADVISED

Hylton Road

Approximate Gross Internal Area
Ground Floor = 471 sq ft / 43.8 sq m
First Floor = 474 sq ft / 44.0 sq m
Total = 945 sq ft / 87.8 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.

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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.

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