



11 Calverley Crescent, High Wycombe, Bucks, HP13 5EU

Situated in an envious position, just a short walk of Hughenden Park is this larger than average, three bedroom, detached family home that sits on a generous plot and gives the new buyer miles of countryside walks and National Trust Parkland on your doorstep. This spacious and well proportioned home has been well maintained and cared for over the years by its current owners and offers a huge principal bedroom that would easily lend itself to an en-suite shower room if the new owner desired. The location really is a superb blend of rural living and convenience of the town centre and train station with both just a 15/20 minute walk of the property. The mainline railway offers a direct service to London Marylebone in under half an hour. The accommodation includes; entrance hallway, guest cloakroom, huge sitting room with featured fire place and shallow bay window to front aspect, dining room with French doors to rear garden, fitted kitchen with access to outdoor lobby that leads to a spacious utility room and garage, huge principal bedroom with two further double bedrooms and family bathroom. The property also benefits from; gas central heating, double glazing, detached garage with spaciuous driveway with parking for multiple vehicles as well as a small covered carport in front of the garage enclosed South/West facing rear garden that is partly laid to lawn, established flower and shrub borders, spacious patio area and gated side access. This truly is a superb family home and we anticipate this property to be in high demand and an early viewing is recommended to avoid disappointment.



THREE BEDROOM DETACHED PROPERTY
GARAGE & DRIVEWAY PARKING
UTILITY ROOM & GUEST CLOAKROOM
CLOSE TO HUGHENDEN NATIONAL TRUST PARK
GOOD ACCESS TO THE TOWN & TRAIN STATION
GAS CENTRAL HEATING & DOUBLE GLASSING
POTENTIAL FOR EXPANSION (STPP)
HUGE PRINCIPAL BEDROOM
INTERNAL VIEWING ADVISED
VERY WELL PRESENTED THROUGHOUT

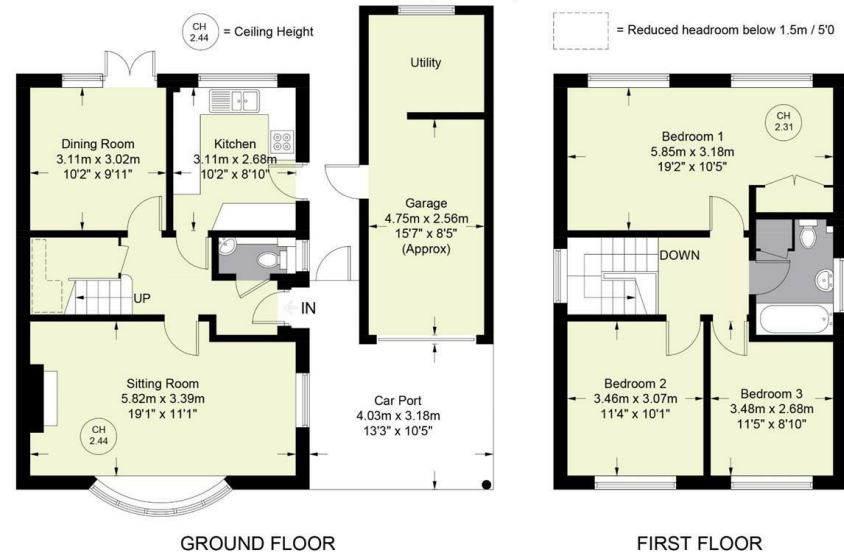






Calverley Crescent

Approximate Gross Internal Area
 Ground Floor = 536 sq ft / 49.8 sq m
 First Floor = 538 sq ft / 50.0 sq m
 Garage / Utility = 194 sq ft / 18.0 sq m
 (Excluding Car Port)
 Total = 1268 sq ft / 117.8 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.

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.

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