



33 Brecon Way, High Wycombe, Buckinghamshire, HP13 5NN

Offered to the market in good condition throughout is this bright and spacious three bedroom end of terrace family home. The property is located on the sought after Downley side of High Wycombe within walking distance to the town centre and mainline railway station (which connects to London Marylebone in less than 30 minutes). Local schools, shops and amenities are all within close proximity to the property, including the Disraeli Primary School and a local Co-op store. The accommodation comprises: entrance hall, guest cloakroom, large contemporary fitted kitchen/dining room with access to the garden, spacious living room, three good size bedrooms and a newly fitted family bathroom. The property further benefits: air conditioning, boarded loft storage, enclosed rear garden with large shed, ample off street residents parking, e-car charger point, gas central heating and UPVC double glazing.

WALKING DISTANCE TO TOWN CENTRE

GOOD CONDITION THROUGHOUT

LARGE KITCHEN/DINER

SPACIOUS LIVING ROOM

GUEST CLOAKROOM

NEWLY FITTED FAMILY BATHROOM

AIR CONDITIONING INSTALLED

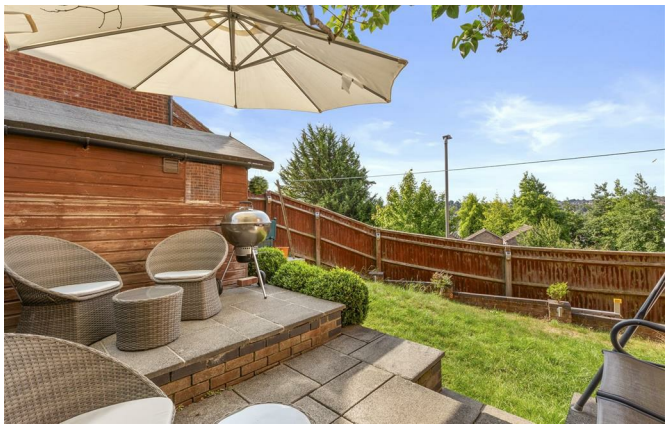
BOARDED LOFT STORAGE

ENCLOSED REAR GARDEN WITH SHED

AMPLE RESIDENTS PARKING AVAILABLE



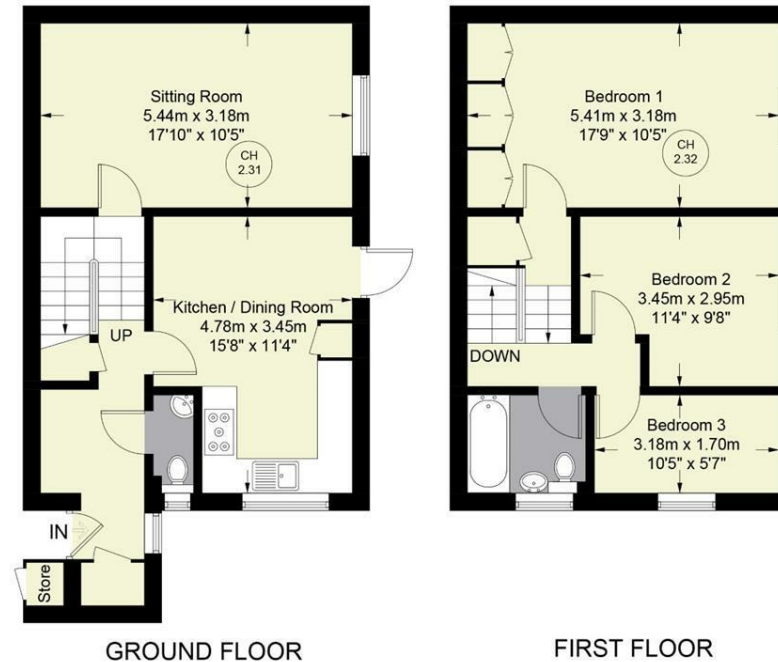




Brecon Way

Approximate Gross Internal Area
Ground Floor = 499 sq ft / 46.4 sq m
First Floor = 474 sq ft / 44.0 sq m
External Store = 5 sq ft / 0.5 sq m
Total = 978 sq ft / 90.9 sq m

CH 2.31 = Ceiling Height



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.

Hursts
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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