

Estate Agents
Hurst

43 Princes Gate, High Wycombe, Buckinghamshire, HP13 7AD

£500,000

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Hurst are pleased to bring to market this four bedroom town-house, that in our opinion, is one of the best visions of this style of house that we've seen. The current owners have lived here since it was new back in 2002, but have over that time completely changed nearly every part of the property, adding their own ideas to what is now a tastefully designed and warm family home. Situated in a sought-after and tucked away position within the development, this attractive and spacious home would also be perfect for those looking to commute, as Wycombe train station is just a ten-minute walk to Platform 3, that offers a service into London Marylebone, the property is also within catchment for the highly regarded Royal Grammer School, Wycombe High and John Hampden Grammer Schools. The accommodation includes; entrance hall with door to integral garage that also provides utility space at the rear of it, guest cloakroom, modern fitted kitchen/dining room with central breakfast island and French doors leading to rear garden. To the first floor there is a spacious sitting room and double bedroom with en-suite bathroom and on the second floor there is a principal bedroom with en-suite shower room, two further bedrooms and family bathroom. The property also benefits from; gas central heating, double glazing, integral garage, driveway parking, an enclosed and South facing rear garden that has been landscaped by the current owners and offers two different areas, one of which provides a patio and easy grass area that is perfect for entertaining. Having recently sold a number of similar properties in the nearby area we are expecting this to react really well and would advise an early/internal viewing. There is a service charge of £120 per annum towards the upkeep of the development.



FOUR BEDROOM TOWNHOUSE
EXCELLENT CONDITIION THROUGHOUT
IDEAL FOR THOSE LOOKING TO COMMUTE
INTERGRAL GARAGE & DRIVEWAY
OPEN PLAN KITCHEN/DINING ROOM
EASY WALK OF TRAIN STATION
GUEST CLOAKROOM
TWO OF THE BEDROOMS HAVE EN-SUITES
INTERNAL VIEWING ADVISED
TUCKED AWAY CUL-DE-SAC POSITION





















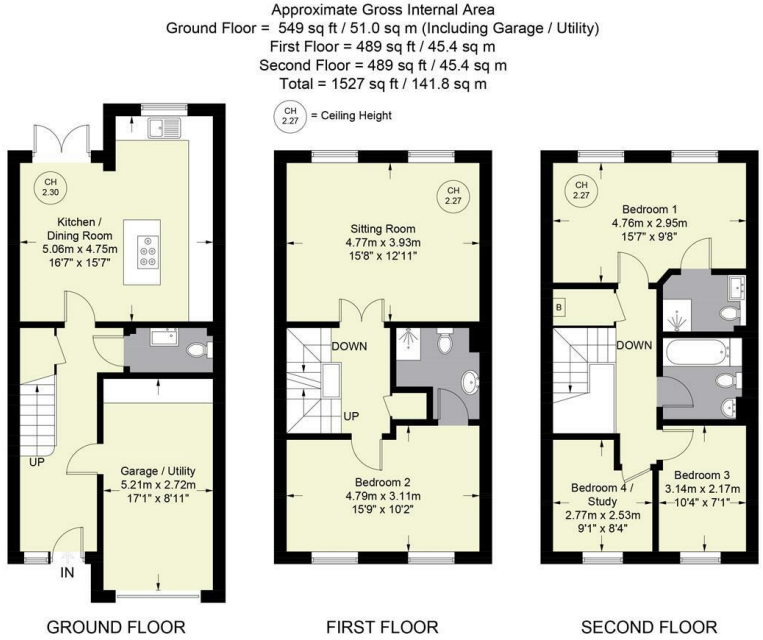






Princes Gate

Approximate Gross Internal Area
Ground Floor = 549 sq ft / 51.0 sq m (Including Garage / Utility)
First Floor = 489 sq ft / 45.4 sq m
Second Floor = 489 sq ft / 45.4 sq m
Total = 1527 sq ft / 141.8 sq m



Floor Plan produced for Hursts by Media Arcade Ltd ©.
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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