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60 Gordon Road, High Wycombe, HP13 6ER



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£320,000

A charming two bedroom cottage situated within a stone's throw of the mainline train station and town centre.

Description

Upon arrival at this charming property, you'll be greeted by an inviting composite front door, granting access to the initial reception room. Moving through the reception room, you'll find yourself in a cosy sitting area with a captivating picture window offering views of the beautifully landscaped rear garden.

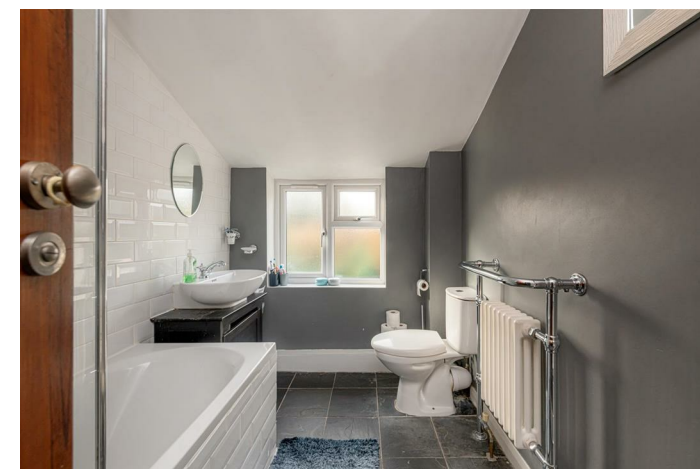
The spacious kitchen, recently renovated, showcases elegant shaker-style cabinetry and a tasteful tiled backsplash. Furthermore, it boasts a convenient UPVC sliding door, leading to an elevated deck for outdoor relaxation and entertainment.

Ascending to the first floor, you'll discover two bedrooms and a family bathroom that seamlessly combines modern aesthetics with a touch of tradition. The bathroom features a cast iron towel rail and an eye-catching vaulted ceiling.

The rear garden has undergone a complete transformation, offering a variety of spaces to cater to different needs. It includes a decked area, perfect for hosting guests, an artificial lawn for low-maintenance, and a dedicated children's play area for family enjoyment.

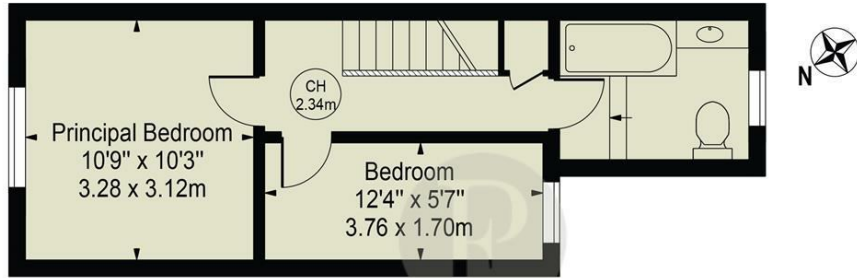
Situation

Situated in the desirable location of Gordon Road, this property benefits from excellent transport links, proximity to local amenities, and easy access to the bustling town centre of High Wycombe.

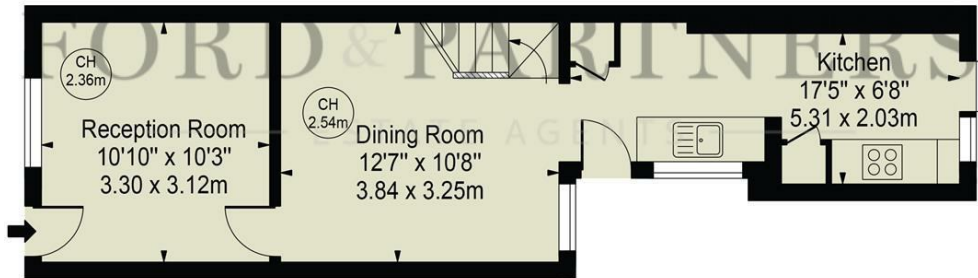


Floor Plans

Gordon Road Approx. Gross Internal Area 672 Sq Ft - 62.43 Sq M



First Floor
(308 Sq Ft - 28.61 Sq M)



Ground Floor
(364 Sq Ft - 33.82 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD

Area Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	