



67 Amersham Road, High Wycombe, Buckinghamshire, HP13 5AA £675,000

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A beautifully presented Victorian five bedroom semi detached family home offered to the market in immaculate condition throughout. This charming characterful property is located just a stones throw of the Royal Grammar School and about fifteen minutes walk of the station and town centre. This home has been wonderfully improved by the current owners with a recent loft conversion and provides 1,898 sq.ft of extensive living accommodation across three floors. The accommodation comprises: spacious entrance hall, living room with bay window, snug/second reception, large modern fitted kitchen/dining room (25'7" x 9'11"), utility room with guest cloakroom, three large double bedrooms on the first floor, shower room, family bathroom and two further bedrooms on the second floor. The property further benefits: driveway parking for two cars, large enclosed rear garden, gas central heating and UPVC double glazing.

FIVE BEDROOMS

STUNNING VICTORIAN PERIOD PROPERTY
IMMACULATE CONDITION THROUGHOUT
LARGE OPEN PLAN KITCHEN/DINER
TWO SPACIOUS RECEPTION ROOMS
LARGE ENCLOSED REAR GARDEN
TWO BATHROOMS
UTILITY ROOM WITH GUEST CLOAKROOM
SHORT WALK OF TRAIN STATION
STONES THROW FROM RGS SCHOOL

























Approximate Gross Internal Area Ground Floor = 79.6 sq m / 857 sq ft First Floor = 68.1 sq m / 733 sq ft Second Floor = 28.6 sq m / 308 sq ft Total = 176.3 sq m / 1,898 sq ft





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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