



51 Gerald's Road, High Wycombe, Bucks, HP13 6BN

Hurst are delighted to bring to market this, three bedroom family home, that has been well cared for and improved upon by its current owner and is presented in good condition throughout. This popular and visibly attractive home is situated just a short drive of High Wycombe's train station which offers a direct line service to London Marylebone making it an excellent purchase for anyone looking to commute to London whilst also providing superb access to the town centre and just a few minutes walk of the Royal Grammar School. Along with a well proportioned house and level plot, another benefit is that the property would appear to lend itself to expansion to the rear and possibly the side subject to obtaining the relevant planning permission, planning had been previously passed for a rear extension but has since lapsed. The accommodation includes; entrance hall with understairs storage cupboard, modern fitted kitchen which is open plan to the dining room and comes with French doors opening out onto the rear garden, Sitting room, three bedrooms and family bathroom. The property also benefits from; gas central heating, UPVC double glazed, driveway parking to the front and side for three vehicles, enclosed South facing rear garden which is fairly secluded and comes with large lawn, a recently replaced decking area with up lights, storage shed and as mentioned before it is just a short drive of the town centre and train station. This really is a wonderful home and an early and internal viewing is highly recommended.



THREE BEDROOM FAMILY HOME
REPLACEMENT KITCHEN
SELCUDE GARDEN WITH DECKING AREA
BLOCK PAVED DRIVEWAY PARKING
OPEN PLAN KITCHEN/DINER
GAS CENTRAL HEATING
ATTRACTIVE LOOKING PROPERTY
WALKING DISTANCE OF RGS
GOOD ACCESS TO TOWN AND TRAIN STATION
INTERNAL VIEWING ADVISED

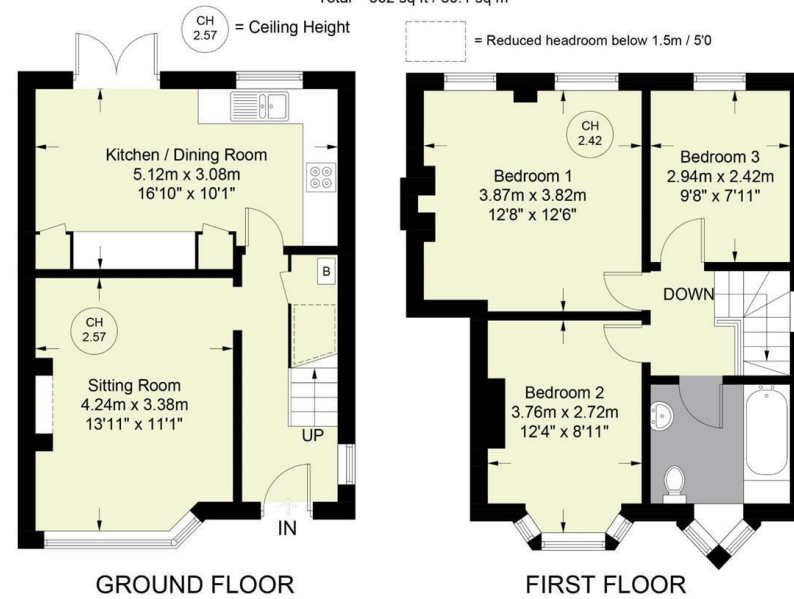






Geralds Road

Approximate Gross Internal Area
Ground Floor = 414 sq ft / 38.5 sq m
First Floor = 448 sq ft / 41.6 sq m
Total = 862 sq ft / 80.1 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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

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