



  
Estate Agents  
**Hurst**

40 Rosebery Avenue, High Wycombe, Buckinghamshire, HP13 7AL  
Asking Price £700,000



# 40 Rosebery Avenue, High Wycombe, Buckinghamshire, HP13 7AL

A fully renovated five-bedroom semi-detached house, offered to the market with NO ONWARD CHAIN and situated in the popular Pinions area. The property benefits from excellent access to the motorway, as well as the nearby train station providing direct links to London Marylebone, making it ideal for commuters. The ground floor accommodation comprises; spacious entrance hall/reception room, cosy snug with an en-suite cloakroom, study with an en-suite cloakroom, modern fitted kitchen, and an open-plan sitting/ dining room featuring a contemporary electric fireplace and bi-fold doors leading out to the private rear garden. The property further comprises; four double bedrooms, two of which benefit from en-suite facilities, UPVC double glazing, driveway parking for two cars, further private parking to the rear, and gas central heating. An internal viewing is highly recommended.

The Pinions area is a sought-after residential location in High Wycombe, known for its peaceful surroundings and strong community feel. It offers excellent access to the M40, local schools, and amenities, while High Wycombe Station is only a short distance away. With its blend of convenience and a family-friendly environment, Pinions remains a popular choice for commuters and growing families alike.

**FIVE DOUBLE BEDROOMS**

**SEMI DETACHED**

**UPVC DOUBLE GLAZING**

**DRIVEWAY PARKING**

**THREE BATHROOMS**

**CLOSE TO LOCAL AMENDITIES**

**FULLY RENOVATED THROUGHOUT**

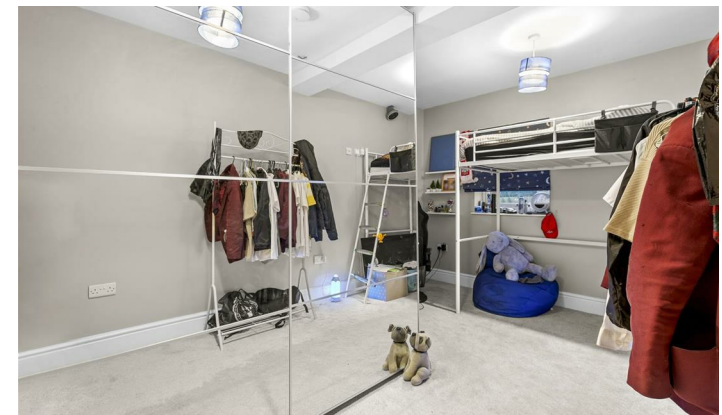
**OPEN PLAN KITCHEN/LIVING AREA**

**SOUGHT-AFTER LOCATION**

**AN INTERNAL VIEWING IS RECOMMENDED**





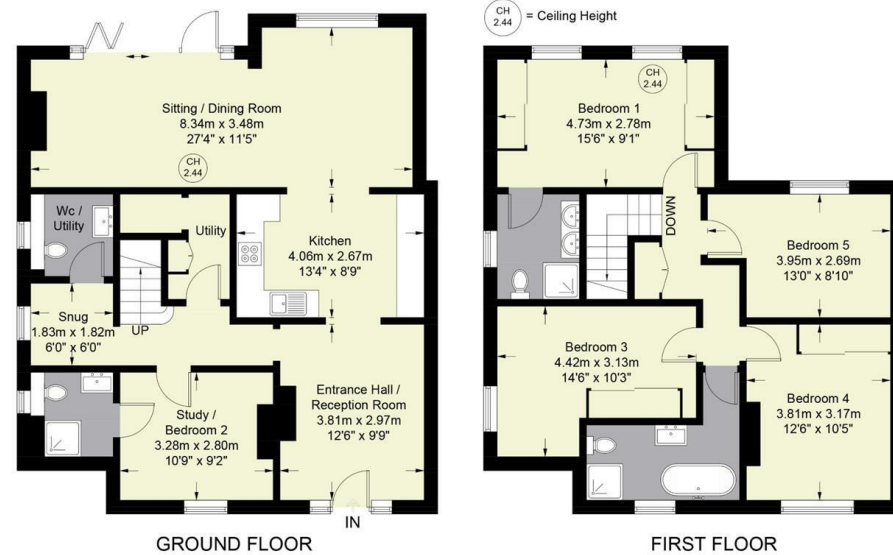






## Rosebery Avenue

Approximate Gross Internal Area  
Ground Floor = 897 sq ft / 83.3 sq m  
First Floor = 751 sq ft / 69.8 sq m  
Total = 1648 sq ft / 153.1 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.

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