



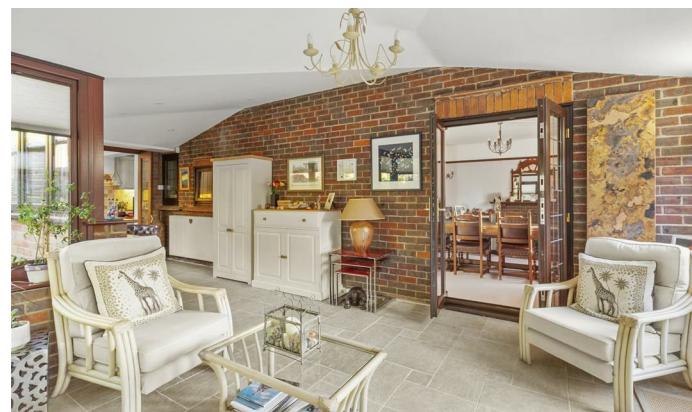
15 Pretoria Road, High Wycombe, Buckinghamshire, HP13 6QW

A rare opportunity to acquire this charming and beautifully presented four bedroom detached family home built in 1927, boasting period character and original features throughout. The property is situated on a generous corner plot in one of High Wycombe's most prestigious and sought after tree lined roads. Pretoria Road offers a peaceful, residential setting on the north side of town, yet remains conveniently within comfortable walking distance of High Wycombe town centre (with its excellent shopping and amenities), the mainline railway station (providing fast trains to London Marylebone in less than 30 minutes) and highly regarded schools including the renowned Royal Grammar School (RGS)

and Godstowe Preparatory School. The well proportioned accommodation comprises: welcoming entrance hall, guest cloakroom, spacious sitting room with bay window, separate dining room, modern fitted kitchen/breakfast room with walk in pantry, utility room, versatile garden room/home office, four generous bedrooms (with fitted wardrobes), family bathroom, separate shower room and wash basins to bedrooms two & four. The property further benefits from: ample driveway parking for up to four cars, an integral garage with internal access, beautifully landscaped wrap around garden with patio seating area lovingly maintained by the current owners, mature planting and ample outdoor space for entertaining and gas central heating with a new boiler installed in 2021.

**STUNNING FAMILY HOME
HIGHLY SOUGHT AFTER LOCATION
PERIOD CHARACTER FEATURES
FOUR BEDROOMS
GUEST CLOAKROOM
BUILT IN WARDROBES
THREE RECEPTION ROOMS
GARAGE & DRIVEWAY PARKING
WALK OF TRAIN STATION
WALK OF ROYAL GRAMMAR SCHOOL**



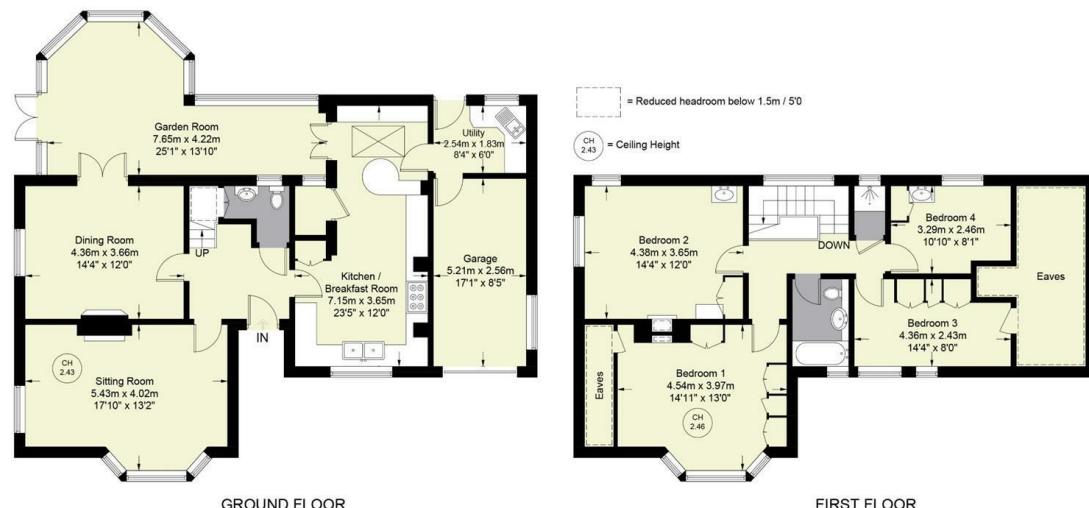




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Pretoria Road

Approximate Gross Internal Area
 Ground Floor = 1251 sq ft / 116.2 sq m
 First Floor = 879 sq ft / 81.7 sq m
 Total = 2130 sq ft / 197.9 sq m
 (Including Garage / Eaves)



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.



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