



Estate Agents
Hurst

15 Pretoria Road, High Wycombe, Buckinghamshire, HP13 6QW
Offers In Excess Of £1,000,000

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

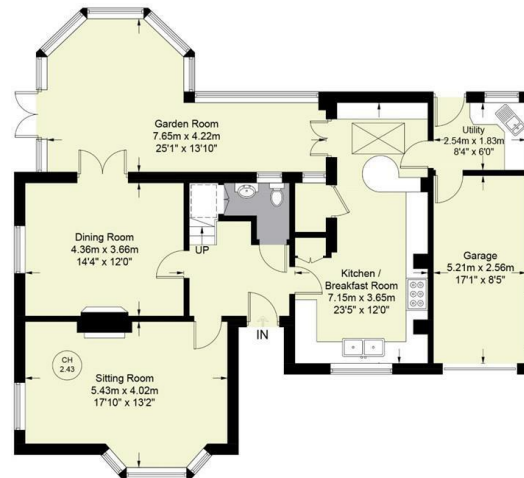




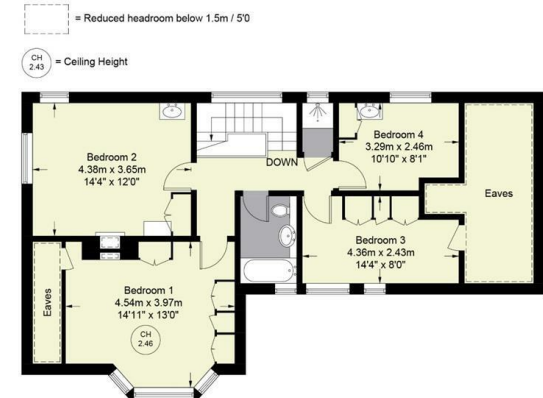


Pretoria Road

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)



GROUND FLOOR



FIRST FLOOR

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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