



# 36 Coningsby Road, High Wycombe, HP13 5NY

A spacious and well-maintained chalet bungalow offering generous and adaptable accommodation arranged over two floors, making it ideal for a range of buyers including families, downsizers, or those seeking flexible work-from-home space. The accommodation comprises; bright and spacious kitchen/breakfast/dining room forming the heart of the home and offering excellent space for everyday living and entertaining, substantial sitting room featuring an attractive bay window, two double bedrooms (one of which could alternatively be used as a dining room, home office, or additional reception room), family bathroom and a separate shower room, providing excellent practicality and convenience. The property further benefits; converted loft space offering two additional bedrooms, detached garage providing secure parking or useful storage, driveway parking for two cars, UPVC double glazing throughout, and a private rear garden. An internal viewing is highly recommended.

**CHALET BUNGALOW**

**FOUR BEDROOMS**

**DETACHED GARAGE**

**DRIVEWAY PARKING FOR TWO CARS**

**UPVC DOUBLE GLAZING**

**WALKING DISTANCE TO TRAIN STATION**

**CLOSE TO ROYAL GRAMMAR SCHOOL**

**GAS CENTRAL HEATING**

**PRIVATE REAR GARDEN**

**INTERNAL VIEWING HIGHLY ADVISED**







## Coningsby Road

Approximate Gross Internal Area

Ground Floor = 883 sq ft / 82.0 sq m

First Floor = 223 sq ft / 20.7 sq m

Garage = 128 sq ft / 11.9 sq m

Total = 1234 sq ft / 114.6 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.

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.

**Hurst** Estate Agents