



**Connells**

Gibson Road  
High Wycombe



# Gibson Road High Wycombe HP12 4QW

for sale  
**£375,000**



## Property Description

Connells are proud to present this lovely two-bedroom detached bungalow situated on a generous plot offering potential to extend (subject to relevant planning permission) and benefits from own drive to garage. The property is bright and spacious throughout and is offered in good condition with additional loft rooms for optional use.

Located in the sought after Booker area of High Wycombe & set within walking distance of local schools, shops and transport facilities including Wycombe High School, John Hampden School and junction 4 of the M40 motorway.

Viewings are highly recommended by appointment.

## Living Room

15' 1" max x 11' max (4.60m max x 3.35m max)

## Kitchen

11' max x 8' 1" max (3.35m max x 2.46m max)

## Bedroom One

14' 1" max x 11' max (4.29m max x 3.35m max)

## Bedroom Two

11' max x 9' 1" max (3.35m max x 2.77m max)

## Bathroom

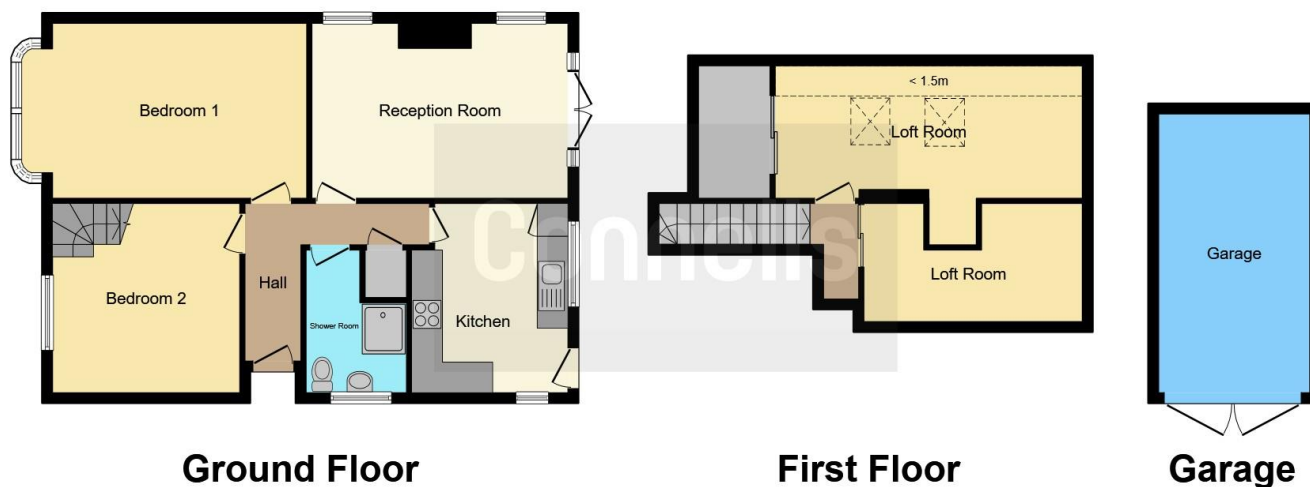
6' max x 8' max (1.83m max x 2.44m max)

## Loft Room

5' 10" max x 14' 10" max (1.78m max x 4.52m max)







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01494 534 822**  
**E [highwycombe@connells.co.uk](mailto:highwycombe@connells.co.uk)**

1-3 Queen Victoria Road  
 HIGH WYCOMBE HP11 1BA

**EPC Rating: D**

**view this property online [connells.co.uk/Property/WYC312626](http://connells.co.uk/Property/WYC312626)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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