



Keegan White
ESTATE AGENTS

52 Gerald's Road | £440,000



Features

- Semi-Detached House
- Extended to Rear
- Good Sized Level Garden
- Driveway Parking
- Walking Distance to Royal Grammar School and Local Amenities
- Workshop/shed

Introducing this nicely presented semi-detached three bedroom house, located in a popular area of High Wycombe.

Approached from the driveway, the front door opens into a hallway with stairs to the first floor and under stairs cupboard. To the left is a sitting room with feature fireplace and bay window to the front. Ahead is the kitchen/diner with a good range of below and above counter units and extractor fan and space for an oven, washing machine, dishwasher and fridge freezer. There is an extension from the dining area and could be used as a play area, dining room, study space, additional seating area etc with doors leading onto the

garden. To the first floor are two double bedrooms and a single bedroom. The bathroom is large and includes a four piece suite including: toilet, shower, basin and bath with a cupboard housing the hot water tank.

Externally to the front is a small garden and room to park two cars. To the rear is a good sized decked seating area with level lawn, established hedge and shrub borders and locked gate providing access to the large recreation ground located at the rear. There is a workshop with light and power providing ample storage and side access to the front of the property.



Gerals Road has always been a sought after location; it is positioned close to the Royal Grammar School and has an array of local shopping stores in close proximity. The town centre and railway station are just over a mile away. For out door enthusiasts, there is open countryside within a few minutes walk. High Wycombe has wide range of retail shopping, leisure and hospitality outlets to suit everyone's needs, with the excellent Swan Theatre and the new sports centre at Handy Cross drawing people from far and wide. In this regard, the town has always been in high demand from people relocating here to take advantage of its excellent commuting opportunities with the Chiltern Railway service

to London Marylebone, as well as having Junctions 3 & 4 of the M40 on its doorstep. Schooling is another major factor with some outstanding primary schools and the highly regarded Wycombe High School for girls, the RGS and John Hampden Grammar School for boys.

Property details to be verified by a solicitor

Council Tax: C

EPC Rating: E (46)





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Approximate total area⁽¹⁾
834.1 ft²
77.49 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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