



25 Gibson Road, High Wycombe, HP12 4QW

Offers In The Region of **£450,000**

25 Gibson Road

High Wycombe, High Wycombe

- A Traditional Bay Fronted Three Bedroom Semi Detached House
- Gas Central Heating To Radiators And Double Glazed Windows
- Two Reception Rooms, Kitchen
- Three First Floor Bedrooms, First Floor Bathroom And Night Cloakroom
- Highly Regarded Cul De Sac Location A Stones Throw From Fernie Fields
- Close To Booker Common And Adjacent Countryside
- Plot In Excess of 100' Front To Back, Extension Potential
- In Need Of Updating, No Upper Chain, We Hold Keys

Situated in a sought after road close to Booker Common and ideal for local amenities including the Handy Cross Hub, Cinema Complex and Major Supermarkets. High Wycombe town centre is just a short drive away with its mainline train station, with regular fast service to London Marylebone, Birmingham and Oxford, bus station and Eden shopping complex. Junc 4, M40 is just a short drive providing access to London, Oxford and Birmingham. The charming town of Marlow is also just a short drive with its range of high street shops, restaurants, bars and River Thames.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

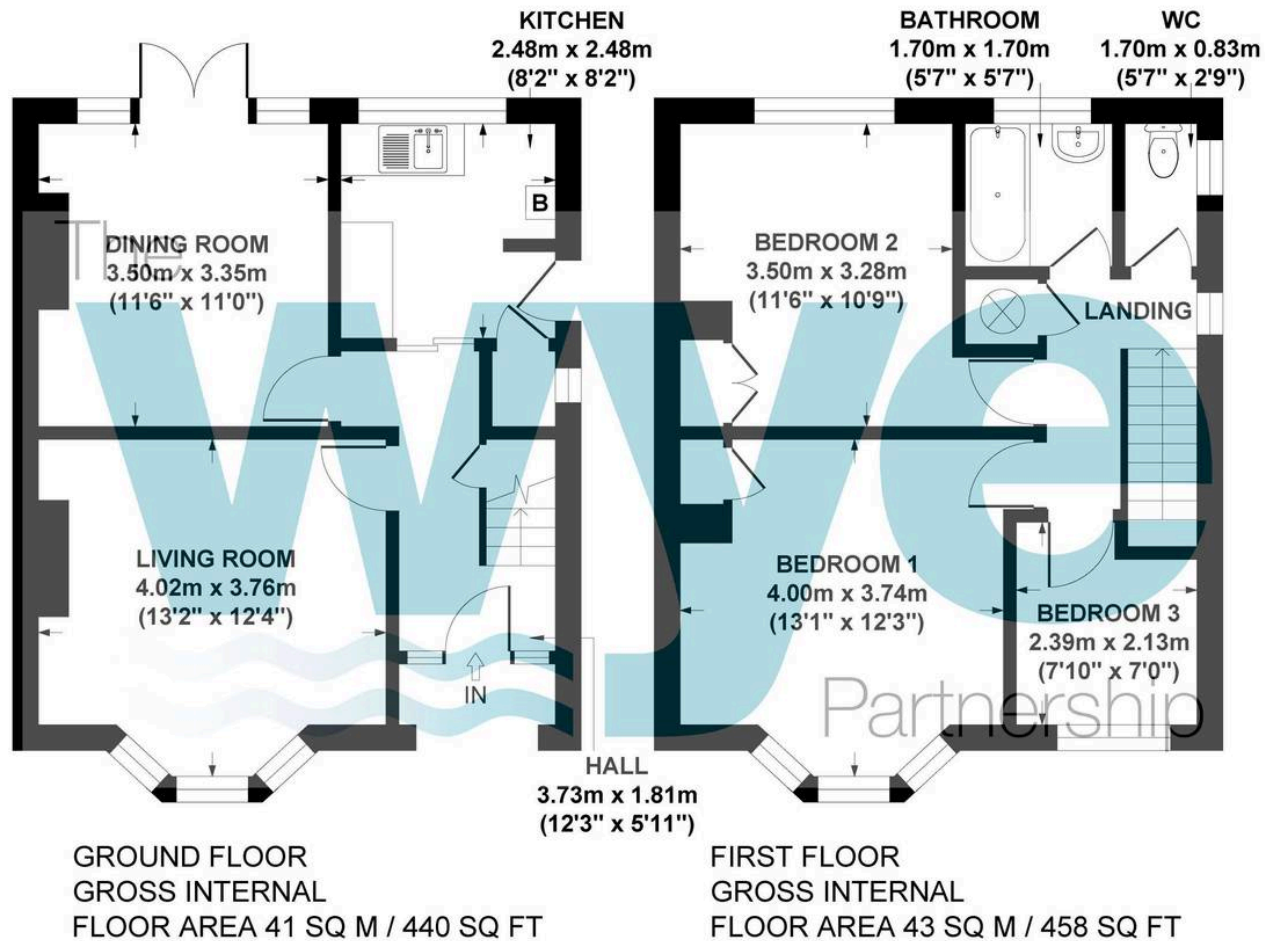


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This traditional bay fronted three bedroom semi detached house presents an excellent opportunity for those seeking a property in a highly regarded cul de sac location, just a stone's throw from Fernie Fields and within easy reach of Booker Common and the adjacent countryside. The home is arranged over two floors and benefits from gas central heating to radiators and double glazed windows throughout, ensuring comfort and efficiency. The ground floor accommodation comprises two generous reception rooms, ideal for both formal entertaining and relaxed family living, as well as a separate kitchen that offers space and potential for modernisation. Upstairs, there are three well-proportioned bedrooms, a family bathroom, and a useful night cloakroom, providing flexibility for family needs or working from home. The property sits on a plot in excess of 100 feet from front to back (measured externally), offering significant extension potential for those wishing to expand and add value, subject to the usual consents. While the house is in need of updating, it provides a blank canvas for buyers to create a bespoke family home tailored to their own tastes and requirements. Offered to the market with no upper chain and with keys held for convenient viewings, this is a rare chance to acquire a home in a sought-after residential setting with excellent access to local amenities, reputable schools, and scenic walks. Early viewing is highly recommended to appreciate the scope and potential this property has to offer.





GIBSON ROAD, HIGH WYCOMBE, HP12 4QW
APPROX. GROSS INTERNAL FLOOR AREA 84 SQ M / 898 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

The Wye Partnership High Wycombe

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By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

