



40 Gerald's Road, High Wycombe, Bucks, HP13 6BW

Hurst are delighted to bring to market this beautifully presented three-bedroom semi-detached family home, which has been well maintained and offers well-proportioned accommodation arranged over two floors. Situated just a short drive to the High Wycombe train station, which offers a direct line service to London Marylebone making it an excellent purchase for anyone looking to commute to London whilst also providing superb access to the town centre and just a few minutes walk of the Royal Grammar School. The accommodation comprises; entrance hall, downstairs shower room, bright and spacious sitting room, separate dining room and a modern fitted kitchen/breakfast room with direct access to the rear garden. The property further benefits; three double bedrooms, including a generous principal bedroom with en-suite, gas central heating, UPVC double glazing, garage, driveway parking for multiple cars and a workshop space in the rear garden, which offers perfect potential for conversion, supporting home working or further storage requirements. Excellent family accommodation, with scope for buyers to personalise and potentially extend, subject to the necessary planning consents, this is a fantastic opportunity to acquire a well-located home in a sought-after area. An early internal viewing is highly recommended.

BEAUTIFULLY PRESENTED SEMI-DETACHED HOME

THREE DOUBLE BEDROOMS

DRIVEWAY PARKING FOR MULTIPLE CARS

PRIVATE REAR GARDEN

GAS CENTRAL HEATING

GARAGE AND WORKSHOP SPACE

WALKING DISTANCE OF RGS

GOOD ACCESS TO TOWN AND TRAIN STATION

IDEAL FAMILY HOME

AN INTERNAL VIEWING IS ADVISED







Geralds Road

Approximate Gross Internal Area
 Ground Floor = 511 sq ft / 47.5 sq m
 First Floor = 409 sq ft / 38.0 sq m
 Outbuildings = 386 sq ft / 35.9 sq m
 (Including Garage)
 Total = 1306 sq ft / 121.4 sq m



Floor Plan produced for Hursts by Media Arcade Ltd ©.

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.

Estate Agents
Hursts

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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