Hurst Estate Agents

59 Guinions Road, High Wycombe, Buckinghamshire, HP13 7NU

Asking Price £470,000

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Offered to the market is this bright and spacious 1930s three bedroom semi detached home, featuring a detached garden office and ample driveway parking. Beautifully renovated by the current owners since 2015, the property is presented in immaculate condition throughout. Situated on the sought-after east side of High Wycombe, the home is tucked away in a quiet, family-oriented road, just 1.5 miles from High Wycombe train station and town centre. The accommodation comprises an inviting entrance hall, guest cloakroom, bay-fronted living room, and a stylish open-plan kitchen/dining room with patio doors opening onto the rear garden. Upstairs offers three well-proportioned bedrooms and a modern family bathroom. Externally, the property boasts a large, enclosed and private rear garden enjoying all-day sun, along with a detached garden office/studio complete with power and lighting - ideal for home working. Further benefits include a block-paved driveway providing parking for three vehicles, gas central heating (with a new boiler installed in 2021), and UPVC double glazing throughout.

IMMACULATE CONDITION THROUGHOUT

LARGE ENCLOSED REAR GARDEN

DETACHED GARDEN OFFICE/STUDIO ROOM

AMPLE BLOCK PAVED DRIVEWAY PARKING

SPACIOUS MODERN KITCHEN/DINER

LIVING ROOM WITH BAY WINDOW

MODERN FAMILY BATHROOM

GAS CENTRAL HEATING (NEW BOILER INSTALLED IN 2021)

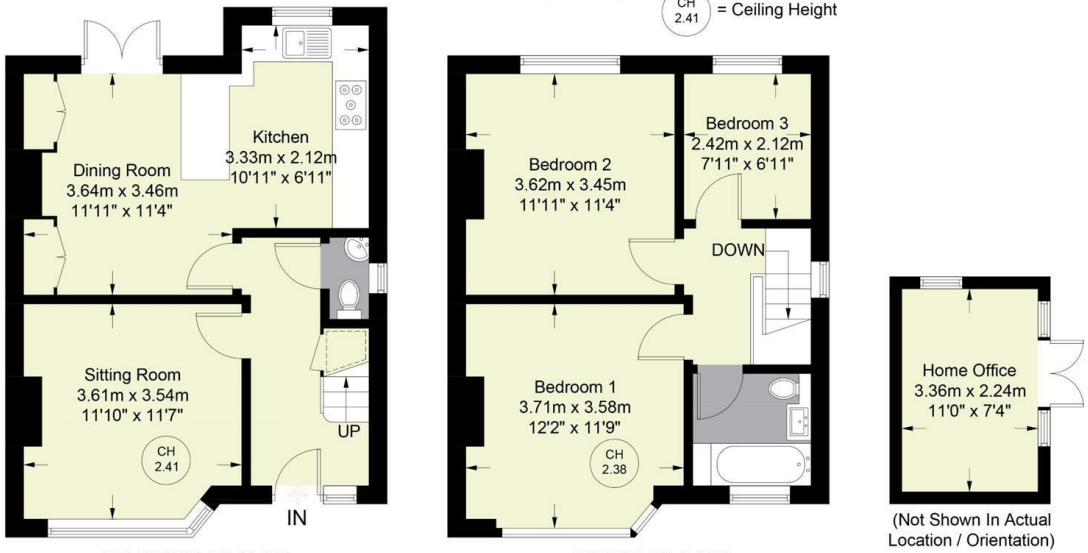
CLOSE TO J.3 OF M40

ONLY 1.5 MILES TO HIGH WYCOMBE TRAIN STATION

Guinions Road

Approximate Gross Internal Area
Ground Floor = 455 sq ft / 42.3 sq m
First Floor = 439 sq ft / 40.8 sq m
Home Office = 81 sq ft / 7.5 sq m
Total = 975 sq ft / 90.6 sq m

CH 2.41 = Ceiling Height



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.

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