



63 Gibson Road

High Wycombe

- An Attractive Extended Three Bedroom Detached Bungalow
- Gas Central Heating To Radiators And Recently Replaced Double Glazed Windows
- Large Kitchen/Breakfast Room With Separate Utility Room
- Highly Regarded Cul De Sac Location Adjoining Fernie Fields
- Delightful Well Maintained Enclosed Rear Garden
- Larger Than Average Garage Plus Additional Driveway Parking
- Close To Booker Common, Handy X Hub And Junction 4 Of M40
- No Upper Chain, Early Viewing Available

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: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



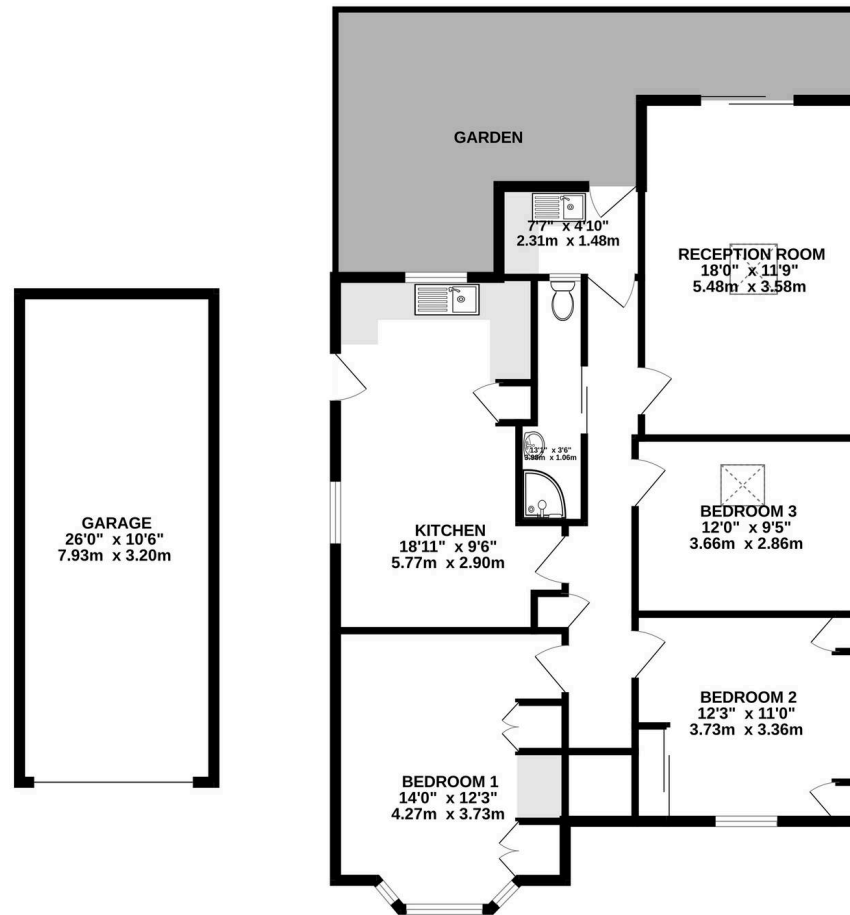
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This attractive and extended three bedroom detached bungalow offers spacious and versatile accommodation, ideally positioned in a highly regarded cul de sac adjoining Fernie Fields. The property benefits from gas central heating to radiators and recently replaced double glazed windows, ensuring comfort and energy efficiency throughout. The heart of the home is a large kitchen/breakfast room, thoughtfully designed to accommodate family living and entertaining, with a separate utility room providing additional practicality and storage. The well-proportioned lounge overlooking the rear garden provides a welcoming retreat, complemented by three bedrooms that offer flexibility for family, guests or a home office. The shower room is well presented, catering to the needs of modern living. This bungalow boasts a larger than average garage, ideal for secure parking or further storage, along with additional driveway parking for multiple vehicles (perfect for visiting friends or family). The property is situated close to the popular Booker Common, as well as the Handy X Hub and Junction 4 of the M40, making it an excellent choice for commuters or those seeking easy access to local amenities, shops and transport links. Offered with no upper chain, this home presents an outstanding opportunity for buyers looking to move swiftly. Early viewing is highly recommended.



GROUND FLOOR
1351 sq.ft. (125.5 sq.m.) approx.



TOTAL FLOOR AREA: 1351sq.ft. (125.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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