

Estate Agents
Hurst

61 Gibson Road, High Wycombe, Buckinghamshire, HP12 4QP

Offers In Excess Of £500,000

# 61 Gibson Road, High Wycombe, Buckinghamshire, HP12 4QP

Hurst are delighted to bring to market this extremely well presented, three bedroom, semi-detached family home that has been well cared for by its present owner and is offered to the market with no onward chain. The property is located at the end of this popular and quiet cul-de-sac in the ever sought-after Cressex Road area of High Wycombe. The house is conveniently situated, just a short drive from Junction 4 of the M40 and within walking distance of John Hampden Grammar School, Wycombe High School and just a short drive from High Wycombe train station which offers a direct line service to London Marylebone, making it perfect for those looking to commute. This ideal family home comes with a large and level rear garden that would allow the new owner to extend the property to the rear or a side subject to obtaining the relevant planning permission. The accommodation comprises; large reception hall, a completely replaced and modern fitted kitchen including integrated and new appliances, with door to side access and lean to, sitting room with bay window to front aspect and feature fire place with a wood burning stove, dining room with French doors leading to rear garden, three bedrooms and family bathroom. The property also benefits from; gas central heating, double glazing, large, level and enclosed rear garden and roughly 70ft in length. The rear garden gives a real sense of seclusion with large lawn area and patio areas that are perfect for entertaining or enjoying time with the family. There is also a summer house that has power that could make a home office. This really is an excellent opportunity to acquire this family home that we would expect to achieve a lot of interest and an early viewing is highly recommended.



THREE BEDROOM SEMI-DETACHED HOUSE

NO ONWARD CHAIN WITH THIS PROPERTY

POTENTIAL FOR EXPANSION STPP

QUIET CUL-DE-SAC LOCATION

GOOD ACCESS TO JUNCTION 4 OF M40

WELL MAINTAINED THROUGHOUT

IDEAL FAMILY HOME

WALKING DISTANCE OF NEARBY PARK

BRAND NEW REPLACEMENT KITCHEN

COMPLETELY REDECORATED THROUGHOUT


















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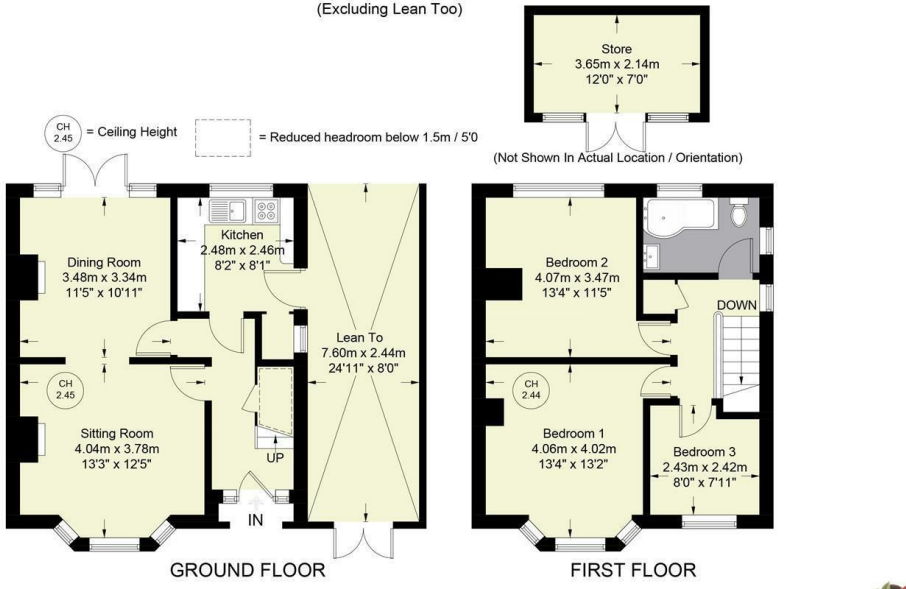






## Gibson Road

Approximate Gross Internal Area
Ground Floor = 453 sq ft / 42.1 sq m
First Floor = 460 sq ft / 42.7 sq m
Store = 84 sq ft / 7.8 sq m
Total = 997 sq ft / 92.6 sq m
(Excluding Lean Too)




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.

Hurst Estate Agents

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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