





## 32 Gayhurst Road, High Wycombe, Buckinghamshire, HP13 7XR

Offered to the market with NO ONWARD CHAIN and POTENTIAL TO EXTEND (STPP) is this two bedroom semi detached house requiring modernisation throughout. The property is located on the east side of High Wycombe within close proximity to local schools, shops and transport facilities including Wycombe Retail Park and junction 3 of the M40. The accommodation comprises: entrance hall, spacious lounge/diner, fitted kitchen with pantry cupboard, two good size double bedrooms, family bathroom with separate toilet. The property further benefits: large plot with rear driveway access Via service road, gas central heating, good size rear garden and boarded loft storage (with pull down ladder & lighting).



**NO ONWARD CHAIN**

**POTENTIAL TO EXTEND (STPP)**

**LARGE PLOT**

**REAR DRIVEWAY ACCESS VIA SERVICE ROAD**

**REQUIRING MODERNISATION**

**SPACIOUS LOUNGE/DINER**

**TWO LARGE DOUBLE BEDROOMS**

**GAS CENTRAL HEATING**

**CLOSE TO AMENITIES**

**BOARDED LOFT STORAGE**









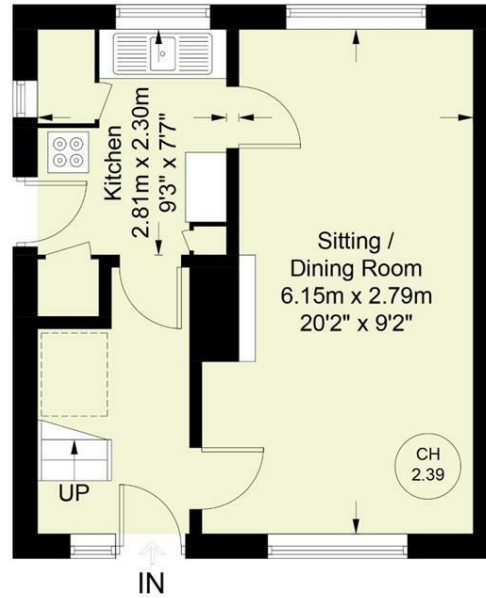


## Gayhurst Road

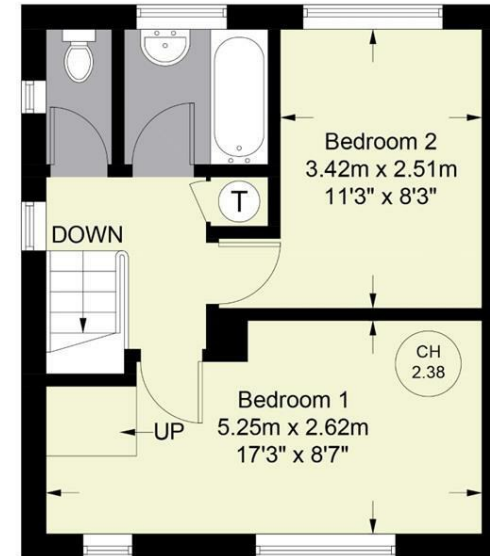
Approximate Gross Internal Area  
Ground Floor = 353 sq ft / 32.8 sq m  
First Floor = 351 sq ft / 32.6 sq m  
Outbuilding = 46 sq ft / 4.3 sq m  
Total = 750 sq ft / 69.7 sq m



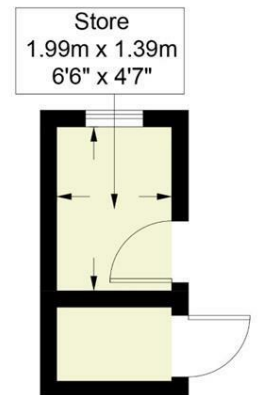
CH  
2.39 = Ceiling Height



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual Location / Orientation)

Floor Plan produced for Hursts by Media Arcade ©.

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

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