

Hurst Estate Agents

97 Guinions Road, High Wycombe, Buckinghamshire, HP13 7NT

£525,000

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An immaculate and thoughtfully extended three bedroom semi detached family home, providing spacious and flexible living space with a contemporary finish throughout. This property enjoys a desirable setting close to several of the area's most respected Grammar Schools, including; John Hampden Grammar School, The Royal Grammar School, Wycombe High School and Beaconsfield High School, each with an excellent reputation.

The accommodation comprises; generous entrance hall with guest cloakroom, double storey rear extension creating a spacious open plan kitchen/diner, two further well proportioned reception rooms, three double bedrooms, including a principal bedroom with its own en suite, along with a modern family bathroom. The property further benefits from gas central heating, driveway parking, large loft space with the potential to extend, large secluded rear garden with shed storage, UPVC double glazing.

This home is well placed for commuters, with Junction 3 of the M40 and High Wycombe Railway Station both within easy reach, offering connections to London and further afield. High Wycombe town centre is roughly a 20 minute walk away, while The Rye and Wycombe Rye Lido nearby provide attractive green space and great leisure facilities.

IMMACULATE CONDITION THROUGHOUT

DOUBLE STOREY REAR EXTENSION

OPEN PLAN KITCHEN/ DINER

PRINCIPLE BEDROOM WITH ENSUITE

POTENTIAL TO CONVERT THE LOFT (SSTPP)

LARGE SECLUDED REAR GARDEN

DRIVEWAY PARKING

CLOSE TO TOWN CENTER AND STATION

LOCATED WITHIN GRAMMER SCHOOL CATCHMENT AREA

EARLY INTERNAL VIEWING HIGHLY ADVISED























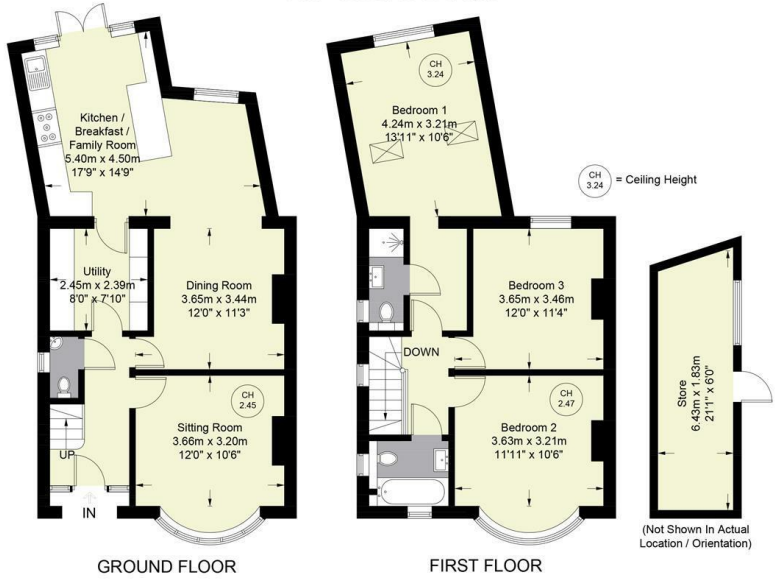






Guinions Road

Approximate Gross Internal Area
Ground Floor = 652 sq ft / 60.6 sq m
First Floor = 593 sq ft / 55.1 sq m
Store = 123 sq ft / 11.4 sq m
Total = 1368 sq ft / 127.1 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.

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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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