

Hurst Estate Agents

26 Roundwood Road, High Wycombe, Buckinghamshire, HP12 4HE

£485,000

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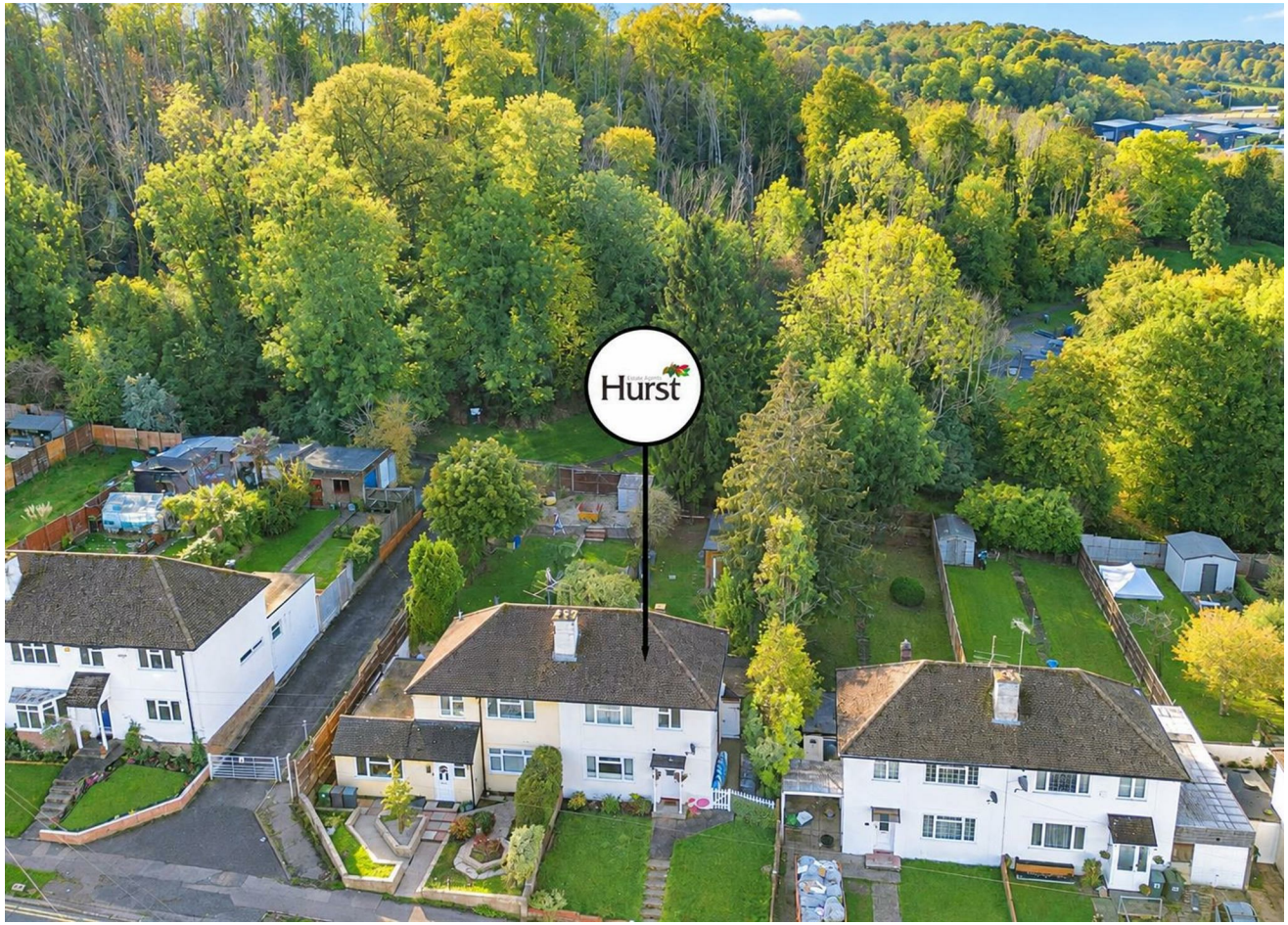
A bright and spacious three bedroom 1950's semi detached family home, offered to the market in good condition throughout and ideally positioned on the highly sought after Roundwood Road. The property underwent extensive refurbishment in the first half of 2023, including a newly fitted kitchen and bathroom, complete rewiring, a new combination boiler and radiators, and the installation of new UPVC double glazed windows and doors. The exterior was also fully repainted, further enhancing the property's overall presentation.

Ideally located within close proximity to Junction 4 of the M40 and two of the town's most highly regarded grammar schools, Wycombe High School and John Hampden Grammar School, the property is well suited to families and commuters alike.

The accommodation comprises an entrance hall, living room, separate dining room, modern fitted kitchen, three bedrooms and a family bathroom.

Further benefits include a large, level rear garden backing onto open green space, off street parking to the rear and brick built storage shed. A particular highlight is the substantial fully insulated outbuilding/home office, measuring approximately 18'7" x 14'10", which benefits from full electrics, heating and double-glazed windows, providing an excellent space for home working or additional recreational use. The property also benefits from gas central heating and UPVC double glazing throughout.

BACKING ONTO OPEN GREEN SPACE
DRIVEWAY PARKING TO THE REAR
LARGE LEVEL REAR GARDEN
FULLY INSULATED OUTBUILDING/OFFICE
TWO RECEPTION ROOMS
MODERN FITTED KITCHEN
THREE BEDROOMS
RENOVATED THROUGHOUT
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING










BREAD



















Roundwood Road

Approximate Gross Internal Area
Ground Floor = 460 sq ft / 42.7 sq m
First Floor = 454 sq ft / 42.2 sq m
Outbuildings = 341 sq ft / 31.7 sq m
Total = 1255 sq ft / 116.6 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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