



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





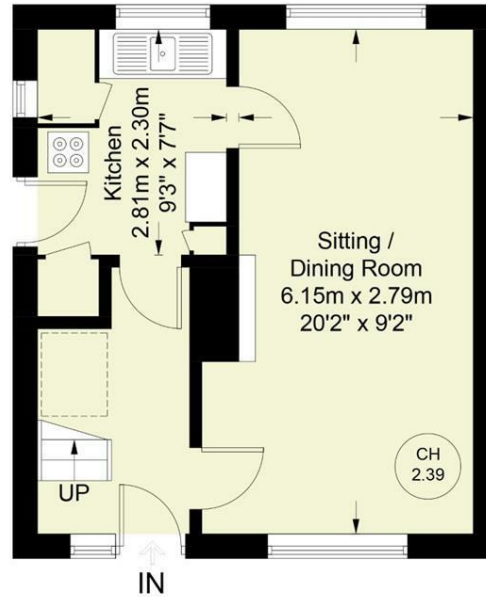


Gayhurst Road

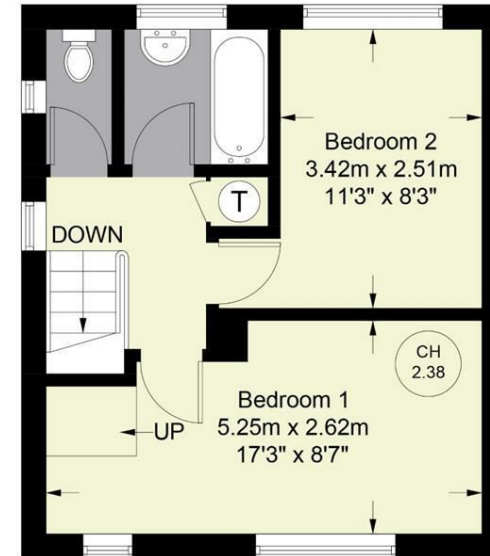
Approximate Gross Internal Area
Ground Floor = 353 sq ft / 32.8 sq m
First Floor = 351 sq ft / 32.6 sq m
Outbuilding = 46 sq ft / 4.3 sq m
Total = 750 sq ft / 69.7 sq m



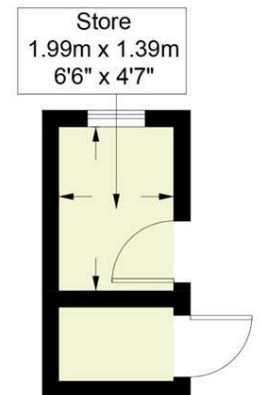
CH
2.39 = Ceiling Height



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

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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