



Estate Agents  
**Hurst**

32 Perth Road, High Wycombe, Bucks, HP13 6XX  
£450,000

# 32 Perth Road, High Wycombe, Bucks, HP13 6XX

Hurst bring to market this well cared for, three bedroom semi-detached property that the current owner has modernised and is now presented in good condition throughout. This wonderful family home is situated just a short drive of High Wycombe's train station which offers a direct line service to London Marylebone making it an excellent purchase for anyone looking to commute to London whilst also providing superb access to the town centre and in close proximity to the outstanding Royal Grammar School. Along with a well proportioned house this property comes with a detached garage that has been converted into a gym/studio room, this is the only room that does require a degree of updating and modernising. The accommodation includes; entrance hall, modern fitted kitchen with door leading to rear garden, sitting room with bay window to front aspect, dining room with patio doors opening out into a conservatory, three bedrooms and family bathroom. The property also benefits from; gas central heating, UPVC double glazed, driveway parking to the front for two/three vehicles with an EV charge point, enclosed garden which is fairly secluded and comes with a decking area on top of the studio room and as mentioned before it is just a short drive of the town centre and train station. This really is a wonderful home and an early and internal viewing is highly recommended. The property is also offered to the market with no onward chain.



**THREE BEDROOM SEMI  
DETACHED OFFICE/GYM AREA  
NO ONWARD CHAIN  
CLOSE TO THE RGS  
GAS CENTRAL HEATING  
MODERNISED BY CURRENT OWNER  
MODERN FITTED KITCHEN  
CONSERVATORY  
ENCLOSED REAR GARDEN  
CLOSE TO TOWN & STATION**

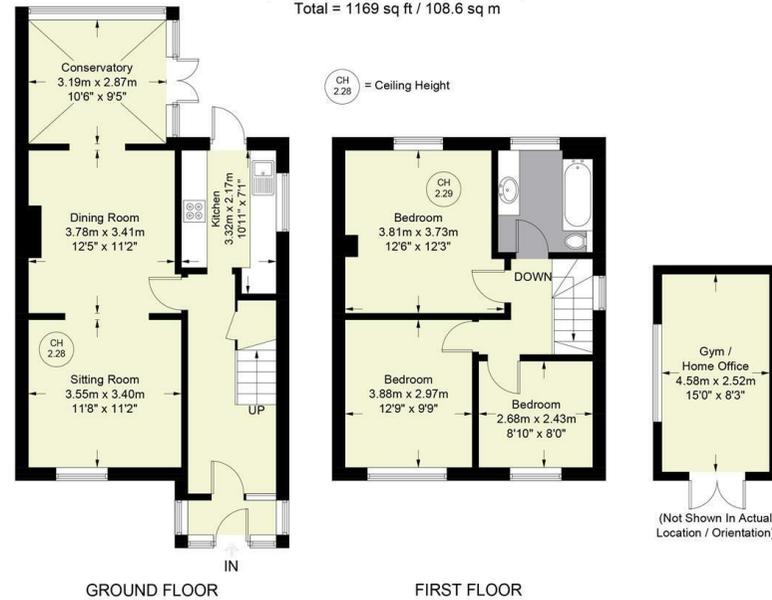






### Perth Road

Approximate Gross Internal Area  
 Ground Floor = 594 sq ft / 55.2 sq m  
 First Floor = 452 sq ft / 42.0 sq m  
 Gym / Home Office = 123 sq ft / 11.4 sq m  
 Total = 1169 sq ft / 108.6 sq m



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.



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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