



100 Gordon Road, High Wycombe, Buckinghamshire, HP13 6AW

Offered to the market in immaculate condition throughout, this bright and spacious three double bedroom townhouse was built in 2019 and is arranged over three floors, providing approximately 1,076 sq. ft of well planned accommodation. Ideally positioned within easy walking distance of High Wycombe town centre, High Wycombe train station and the popular Rye Park, Gym & Lido, the property is perfectly suited to both families and commuters. Each home within the development is privately owned, creating a welcoming and friendly community atmosphere among residents. High Wycombe railway station provides regular direct services to London Marylebone in under 30 minutes, making this an excellent choice for those commuting into London.

The ground floor comprises an entrance hall with guest cloakroom, leading into a generous open-plan lounge/kitchen/diner with patio doors opening onto the enclosed rear garden. There is also a versatile office/storage room, complete with bespoke fitted storage units. On the first floor are two well proportioned double bedrooms and a modern family bathroom, while the second floor offers an impressive principal bedroom with en-suite shower room.

Externally, the property benefits from a low maintenance enclosed rear garden, with convenient side gate access directly to the parking area. There is an allocated parking space, along with five additional guest parking spaces.

Further benefits include gas central heating, a secondary electric boiler, solar panels and loft storage with lighting. Development charge: There is an annual maintenance charge of approximately £340 per annum.



BUILT IN 2019

SHORT WALK OF TRAIN STATION & RYE PARK

SPACIOUS TOWN HOUSE - 1,076 SQ.FT

MODERN PROPERTY WITH SOLAR PANELS

**GAS CENTRAL HEATING WITH SECONDARY
ELECTRIC BOILER**

ALLOCATED PARKING WITH 5 GUEST BAYS

LARGE OPEN PLAN LOUNGE/KITCHEN/DINER

GUEST CLOAKROOM

EN-SUITE SHOWER ROOM TO PRINCIPAL BEDROOM

THREE DOUBLE BEDROOMS







Gordon Road

Approximate Gross Internal Area
Ground Floor = 450 sq ft / 41.8 sq m
First Floor = 349 sq ft / 32.4 sq m
Second Floor = 277 sq ft / 25.7 sq m
Total = 1076 sq ft / 99.9 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.

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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk