

Hurst Estate Agents

46 Gibson Road, High Wycombe, Buckinghamshire, HP12 4QW

Offers In Excess Of £500,000



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Hurst are delighted to bring to market this superb, extended, three bedroom, semi-detached family home that has been well cared for and improved upon by it's current owners and is offered in very good condition throughout. This wonderful property is located in sought-after position, in a quiet -cul-de-sac in the Cressex area of High Wycombe. The house is conveniently situated, just a short drive from Junction 4 of the M40 and within walking distance of John Hampden Grammar School, Wycombe High School and just a short drive from High Wycombe train station which offers a direct line service to London Marylebone making it perfect for those looking to commute. This ideal family home comes with a spacious rear garden that would appear to allow the new owner to extend the property further to the rear/or side (STPP) without it impacting the space to the garden area to much. The accommodation comprises; entrance porch, hallway, spacious lounge with bay window to front aspect, open plan and modern fitted kitchen/breakfast room with a central island and door to rear garden, dining room with French doors to rear garden and a guest cloakroom/utility room. To the first floor there are three bedrooms, with all three supplying built in wardrobes and family bathroom. The property also benefits from; gas central heating, double glazing, a level and enclosed rear garden which is mainly laid to lawn, two patio areas that are great entertaining areas, there is also a summer house and the rear garden backs onto open parkland. To the side there is a detached garage and driveway parking. This really is a superb family home and an early and internal viewing is highly recommended.



THREE BEDROOM EXTENDED SEMI-DETACHED HOME

LEVEL PLOT & SECLUDED REAR GARDEN

GAS CENTRAL HEATING & DOUBLE GLAZED

GARAGE AND DRIVEWAY PARKING

UTILITY ROOM / GUEST CLOAKROOM

OPEN PLAN AND MODERN FITTED KITCHEN

QUIET CUL-DE-SAC LOCATION

EASY ACCESS TO JUNCTION 4 OF M40

INTERNAL VIEWING HIGHLY ADVISED

IDEAL FAMILY HOME



























Gibson Road

Approximate Gross Internal Area
Ground Floor = 718 sq ft / 66.7 sq m
First Floor = 514 sq ft / 47.8 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 1369 sq ft / 127.2 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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