



Estate Agents  
**Hurst**

39 Gandon Vale, High Wycombe, Buckinghamshire, HP13 5LG  
Offers In Excess Of £260,000

# 39 Gandon Vale, High Wycombe, Buckinghamshire, HP13 5LG

Offered to the market with NO ONWARD CHAIN is this FULLY REFURBISHED, bright & spacious, two DOUBLE bedroom GROUND FLOOR apartment presented in immaculate condition throughout. The property is located on the highly sought after Downley side of High Wycombe within walking distance of the town centre and mainline railway station (which connects to London Marylebone). The accommodation comprises: entrance hall, lounge/diner with Juliet balcony and patio doors opening out to private residents garden, modern fitted kitchen, two double bedrooms (master with built in wardrobes) and modern fitted family bathroom. The property further benefits: allocated parking bay (plus visitors bay and additional parking available surrounding the development), double glazing (windows replaced in July 2020) and the use of well maintained private residents gardens.



## GROUND FLOOR

**LOUNGE WITH ACCESS TO RESIDENTS  
GARDENS**

**SPACIOUS MODERN FITTED KITCHEN**

**MODERN FAMILY BATHROOM**

**TWO DOUBLE BEDROOMS**

**BUILT IN WARDROBES**

**ALLOCATED PARKING & VISITORS PARKING**

**WALK OF TOWN CENTRE**

**CLOSE TO AMENITIES**

**PRIVATE ENTRANCE**





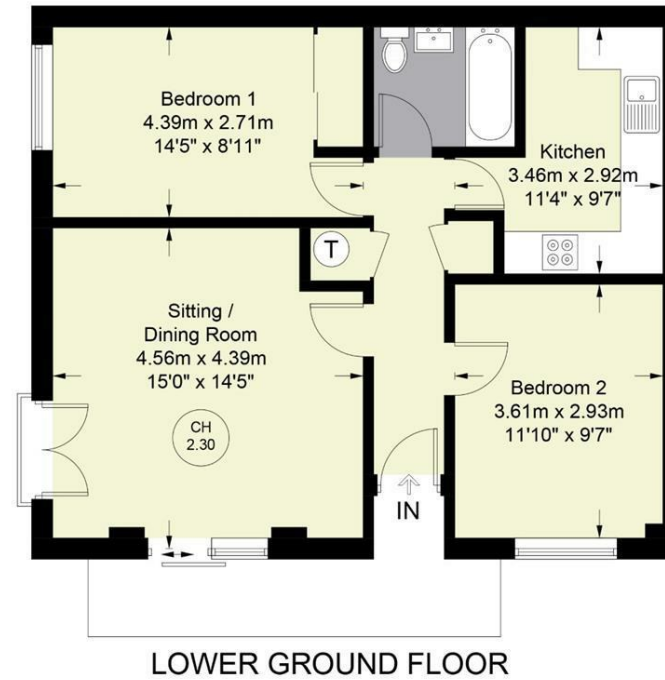


## Gandon Vale

Approximate Gross Internal Area = 667 sq ft / 62.0 sq m



CH  
2.30 = Ceiling Height



LOWER GROUND FLOOR

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.

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

Tel: 01494 521234 Fax: 01494 523392 Email: [wyc@hursts.co.uk](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)