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41 Guinions Road, High Wycombe, Buckinghamshire, HP13 7NT



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Asking price £425,000

A well presented three bedroom semi-detached home situated on the east side of High Wycombe's town centre. This family home has been well maintained under the current ownership and is being sold with the added benefit of no onward chain!

Description

Upon entering the property through the front door, you are welcomed into a bright and airy hallway with the stairs set back to the left. Through the hallway in front, there is a spacious kitchen and a cloakroom tucked under the stairs - there is also side access from the kitchen. Back through the hallway, you enter into the large, dual aspect, sitting and dining room. The sitting room is situated at the front of the property where the bay window is located, flooding the room with an abundance of natural light. Through the dining area, you have a sliding door leading out onto the secluded and peaceful patio.

On the first floor, there are two large double bedrooms with fitted wardrobes and a single study/bedroom. The family bathroom is accessed from the hallway where there is a large walk-in shower, built in vanity unit and toilet.

The rear garden is a lovely feature of this home with a private patio area great for entertaining and a good sized area which is laid to lawn with a herb garden patch.

Further features include gas central heating, double glazing, garage, ample loft space and a block paved driveway.



Situation

Guinions Road is situated on the east-side of High Wycombe's town centre - just a short distance from Beechview Primary School, Highcrest Secondary School and the popular Marsh Infant and Nursery School. This fantastic property also benefits from being in close proximity to many local shops and amenities. It is also well connected, being a short drive from High Wycombe train station with routes to London Marylebone, Birmingham Moor Street and West Ruislip.



Floor Plans



Area Map



Energy Performance Graph

