



7 Guinions Road, High Wycombe, Bucks, HP13 7NT

A beautifully presented and substantially extended four bedroom detached family home, offering generous and versatile living accommodation with a high quality modern finish throughout. Benefiting from a larger than average floor area, this impressive property is ideally positioned in a sought after location, within close proximity to some of the area's most highly regarded Grammar Schools, including John Hampden Grammar School, The Royal Grammar School, Wycombe High School and Beaconsfield High School, all of which are highly regarded.

The property also enjoys excellent commuter links, with Junction 3 of the M40 Motorway and High Wycombe Railway Station both easily accessible, providing convenient connections to London and beyond. High Wycombe town centre is approximately a 20 minute walk away, while the nearby The Rye and Wycombe Rye Lido offer beautiful outdoor recreational space for families to enjoy.

The accommodation briefly comprises; an entrance hall, guest cloakroom, spacious split-level living/dining room, contemporary refitted kitchen/breakfast room, a study ideal for home working, and a utility room with access to the garage. To the first floor are three well-proportioned double bedrooms and a family bathroom, while a substantial loft conversion provides a versatile additional room, currently arranged as a bedroom and family cinema room.

Further benefits include; gas central heating, uPVC double glazing, driveway parking, and excellent storage throughout.

This has been a much loved family home for the current owners and offers a fantastic opportunity for its next owners to enjoy a spacious, well connected home in a highly desirable location.

**EXTENDED FAMILY HOME
FOUR DOUBLE BEDROOMS
REFURBISHED THROUGHOUT
DRIVEWAY PARKING
UPVC DOUBLE GLAZING
CLOSE TO GRAMMER SCHOOLS
MODERN FITTED KITCHEN
GAS CENTRAL HEATING
SOUGHT AFTER LOCATION
AN INTERNAL VIEWING IS RECOMMENDED**





Guinions Road

Approximate Gross Internal Area
 Ground Floor = 1252 sq ft / 116.3 sq m (Including Garage)
 First Floor = 686 sq ft / 63.7 sq m
 Second Floor = 322 sq ft / 29.9 sq m
 Total = 2260 sq ft / 209.9 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.

Estate Agents
Hurst

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