



Estate Agents
Hurst

7 Guinions Road, High Wycombe, Bucks, HP13 7NT
£725,000

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A beautifully presented and substantially extended four-bedroom detached family home, offering generous living space and a high-quality modern finish throughout. The house benefits from a larger-than-average floor area and is ideally located within close proximity to the Royal Grammar School and Wycombe High School, both Ofsted-rated Outstanding. High Wycombe town centre and mainline train station are within a 20-minute walk, offering a direct commute into London Marylebone. The accommodation comprises: entrance hall, guest cloakroom, spacious split-level living/ dining room, modern refitted kitchen/ breakfast room, downstairs study ideal for those working from home, and a utility room with access to the garage. The property further comprises three double bedrooms, family bathroom, and a large converted loft room currently used as a bedroom and family cinema room. Additional benefits include gas central heating, uPVC double glazing, and driveway parking. This has been a much-loved family home for the current owners and would continue to make a wonderful home for new owners. An internal viewing is highly recommended.

**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.

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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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