



Estate Agents  
**Hurst**

69 Hamilton Road, High Wycombe, Bucks, HP13 5BH  
£700,000

# 69 Hamilton Road, High Wycombe, Bucks, HP13 5BH

Hurst are delighted to bring to market this rarely available and substantial three/four-bedroom detached family home, occupying a highly sought-after residential position just a short walk from the prestigious Royal Grammar School (RGS). Homes of this calibre and in such a desirable location rarely come to market, making this an exceptional opportunity for families looking to secure a home within easy reach of one of the area's most highly regarded schools.

Lovingly maintained and thoughtfully improved by the current owners, this wonderful home has been the backdrop to many years of happy family life and offers spacious, versatile accommodation designed to grow with a family's needs.

Originally built in the 1950s, the property has been enhanced over the years, including the conversion of the former garage into a flexible reception room or fourth bedroom, perfect as a home office, playroom or guest suite.

The accommodation comprises a welcoming entrance hall, fitted kitchen/breakfast room with side access, study/bedroom four, guest cloakroom, spacious bay-fronted sitting room, separate dining room opening onto the rear garden, three generous double bedrooms, including a principal bedroom with en-suite, and a well-appointed family bathroom.

Outside, the private south-west facing rear garden is a real highlight, with a large patio, covered entertaining area, summer house and useful storage room, creating the ideal space for family gatherings while enjoying beautiful evening sunsets.



## THREE / FOUR BEDROOM DETACHED FAMILY HOME

WALKING DISTANCE OF RGS

THREE DOUBLE BEDROOMS TO THE FIRST FLOOR

SUPERB PATIO AREA WHICH IS SECLUDED

THREE RECEPTION ROOMS

FITTED KITCHEN/BREAKFAST ROOM

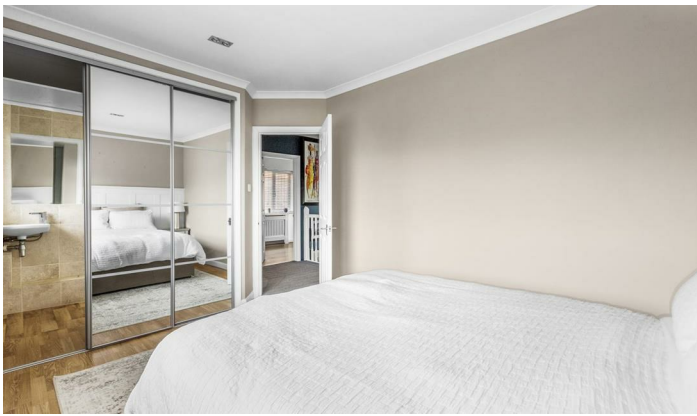
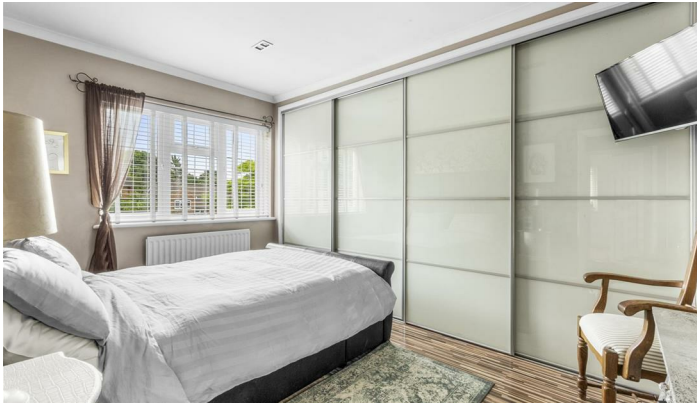
DOUBLE GLAZED & GAS CENTRAL HEATING

GUEST CLOAKROOM

POTENTIAL FOR LOFT CONVERSION STPP

A WELL CARED FOR & IDEAL FAMILY HOME

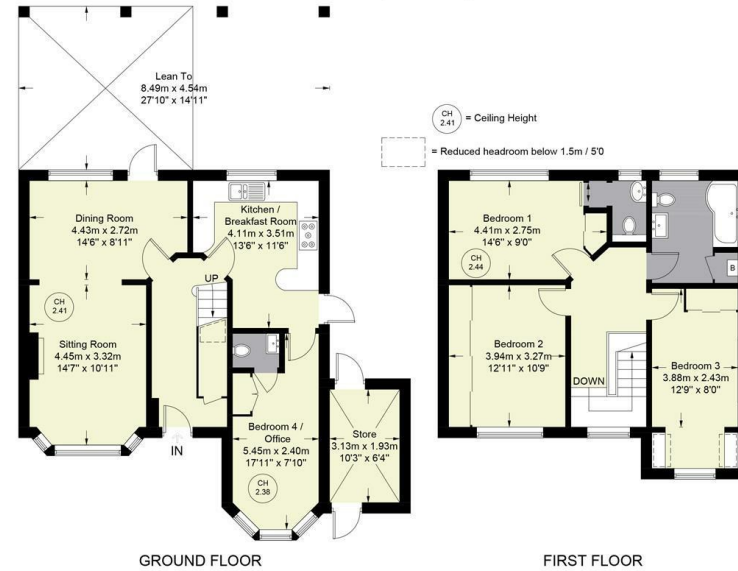






### Hamilton Road

Approximate Gross Internal Area  
 Ground Floor = 678 sq ft / 63.0 sq m  
 First Floor = 623 sq ft / 57.9 sq m  
 Store = 69 sq ft / 6.4 sq m  
 Total = 1370 sq ft / 127.3 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.



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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