



9 Gladstone Rise, High Wycombe, Bucks, HP13 7NW

Hurst are delighted to bring to market, this three bedroom, detached family home that has been extremely well maintained and improved upon by its present owner and is offered in good condition throughout. Situated in an extremely popular and quiet cul-de-sac to the East of High Wycombe's town centre and a short drive of the train station, which offers a direct line service to London Marylebone making this an excellent purchase for anyone looking to commute, junction 3 and 4 of the M40 are also within easy access of the property. The accommodation includes; Front door leading into a brand new modern fitted kitchen/breakfast/dining room, inner hallway, modern shower room, spacious lounge with French doors leading out to the rear garden, three double bedrooms and a modern family bathroom. The property also benefits from; gas central heating, double glazed, garage (that could easily be converted into a further reception room STPP), driveway parking for two vehicles and an enclosed rear garden which has a huge patio area that is perfect for entertaining and offers far reaching views across the valley, lawn area and a small decking area at the back of the garden that catches the evening sun. This really is a wonderful family home in one of the most popular roads close to the town centre and an internal viewing is highly recommended.



**THREE DOUBLE BEDROOMS
DETACHED FAMILY HOME
LOCATED IN QUIET CUL-DE-SAC
EASY ACCESS TO TOWN & TRAIN STATION
GARAGE AND DRIVEWAY PARKING
STUNNING MODERN FITTED KITCHEN
TWO BATHROOMS
FANTASTIC VIEWS TO THE REAR ASPECT
EARLY VIEWING ADVISED
IDEAL FAMILY HOME**



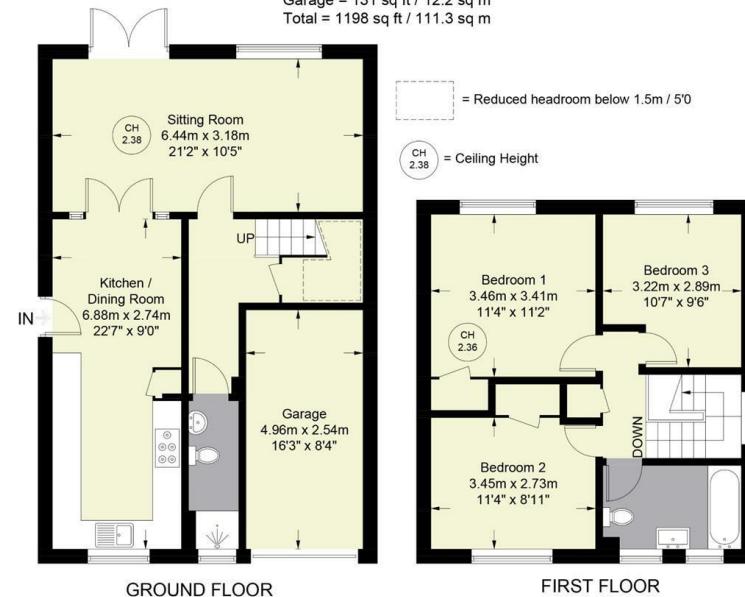




The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the 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.

Gladstone Rise

Approximate Gross Internal Area
 Ground Floor = 577 sq ft / 53.6 sq m
 First Floor = 490 sq ft / 45.5 sq m
 Garage = 131 sq ft / 12.2 sq m
 Total = 1198 sq ft / 111.3 sq m



Floor Plan produced for Hurst 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

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

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk