



# 27 Pinions Road, High Wycombe, Buckinghamshire, HP13 7AS

Hurst are pleased to bring to market this stunning, Victorian terrace home that is located in the popular Pinions area of the town and has been extremely well maintained and modernised to a high standard and retains many character features throughout. This period property benefits from a larger than average rear garden that comes with a sizeable summer house that makes a perfect entertaining and outdoor seating area or could make an ideal home office. This attractive and popular home also provides excellent access to the town centre and train station the offers a direct line service into London Marylebone making it great purchase for anyone looking to commute to the city. The accommodation includes; front door to lounge with feature fireplace and bay window to front aspect, dining room, modern fitted kitchen, utility room with stable door to rear garden, two double bedrooms, a replacement four piece family bathroom and large loft room that makes a perfect home office space. The property also benefits from; gas central heating with a recently fitted boiler, newly fitted carpets, original sash windows, enclosed rear garden with summer house, driveway parking for one vehicle. This property would make an excellent first time purchase and an internal viewing is highly recommended to fully appreciate the size and versatility of this home.

**TWO BEDROOM CHARACTER PROPERTY**  
**DRIVEWAY PARKING**  
**GOOD ACCESS TO JUNCTION 3 & 4 OF THE M40**  
**WITHIN WALKING DISTANCE OF TRAIN STATION**  
**EXCELLENT DECORATIVE ORDER THROUGHOUT**  
**GAS CENTRAL HEATING**  
**ORIGINAL SASH WINDOWS**  
**MODERN FITTED KITCHEN & UTILITY ROOM**  
**INTERNAL VIEWING ADVISED**  
**SPACIOUS REAR GARDEN & SUMMER HOUSE**







### Pinions Road

Approximate Gross Internal Area  
 Ground Floor = 457 sq ft / 42.5 sq m  
 First Floor = 481 sq ft / 44.7 sq m  
 Second Floor = 210 sq ft / 19.5 sq m  
 Summer House = 109 sq ft / 10.1 sq m  
 Total = 1257 sq ft / 116.8 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**

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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