



9 Guinions Road, High Wycombe, Buckinghamshire, HP13 7NT      Offers over £550,000 *Freehold*

Found to the east of High Wycombe town centre is this 1950s bay-fronted detached family home.

- Detached family home
- Three double bedrooms
- Through lounge/dining room
- Kitchen
- Cloakroom
- Family bathroom
- Terraced rear garden
- Garden office
- Garage
- Driveway Parking
- Close to local schools
- Close to the town centre
- Viewing Highly Recommended
- EPC: E



Found to the east of High Wycombe town centre is this 1950s bay-fronted detached family home. The property in brief comprises an entrance hall, through lounge/dining room, kitchen and cloakroom to the ground floor.

On the first floor are three double bedrooms and a modern bathroom. To the rear is a terraced garden with a garden office to the rear. There is driveway parking to the front for multiple cars and a garage to the side with a lean-to across the full length of the house.

The property is conveniently found within easy reach of local schools and amenities. High Wycombe town centre is also found within easy reach offering the Eden shopping precinct, numerous restaurants and a mainline train station. Junction 3 (London bound only) and Junction 4 of the M40

Motorway are also within easy reach. An internal inspection is highly recommended to fully appreciate.

#### Directions

Leave the town on the A40 London Road, and continue straight over the first roundabout and at the second turn left to ascend Hatters Lane. Take the first turn on the right into Guinions Road and follow along where the property can be found on the right-hand side.

#### Freehold Notes

The property offers a potential rental income of £1800.00 PCM. Council Tax band D. EPC band E.

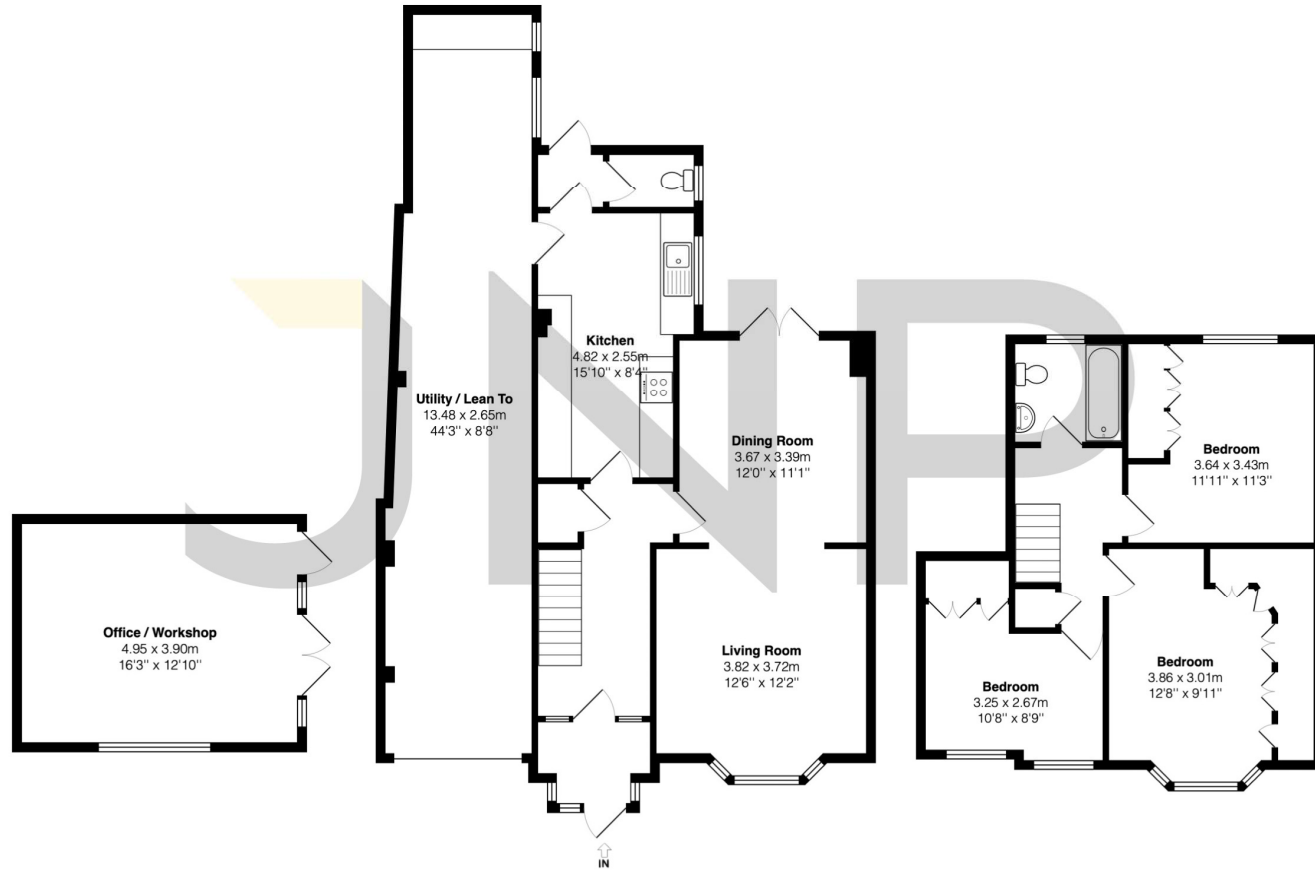
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#### AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.





The approximate total area for the elements of the property represented on the floorplan is 151 SqM (1623 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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