



JNP

55 Hamilton Road, High Wycombe, Buckinghamshire, HP13 5BH

Asking price £675,000 *Freehold*

This beautiful link-detached family home was built in the 1930s and is within walking distance to The Royal Grammar School, town centre and train station.

- Walking distance to The Royal Grammar School
- Highly popular location
- Three-bedroom link-detached family home
- Potential to extend (subject to planning)
- Driveway parking
- Double length garage
- Conservatory
- Built-in 1930's
- Two reception rooms
- Downstairs cloakroom
- Kitchen with breakfast bar
- EPC: D



This beautiful link-detached family home was built in the 1930s and is within walking distance to The Royal Grammar School, town centre and train station.

The property briefly boasts; an entrance hallway, cloakroom, lounge with feature fireplace, dining room, fitted kitchen with breakfast bar and conservatory. On the first floor, you will find three double bedrooms with built-in wardrobes for bedrooms 1 and 2, an airing cupboard and a four-piece family bathroom. Further benefits include a large front garden, driveway parking, a double-length garage, an enclosed mature rear garden, double glazing, and gas central heating.

Location:

The property is located towards the top of Hamilton Road and is just a short walk from The Royal Grammar School. There are also several other schools within easy reach such as Hamilton Academy Primary, Godstowe, Wycombe High School for Girls, and John Hampden Grammar School amongst many others. The train station is also less than a mile away for easy access to London.

Freehold Notes

Council Tax band F. EPC band D.

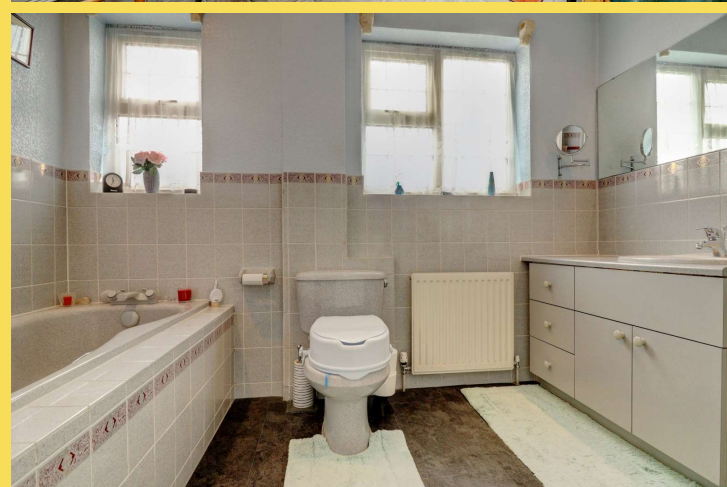
Agents Note

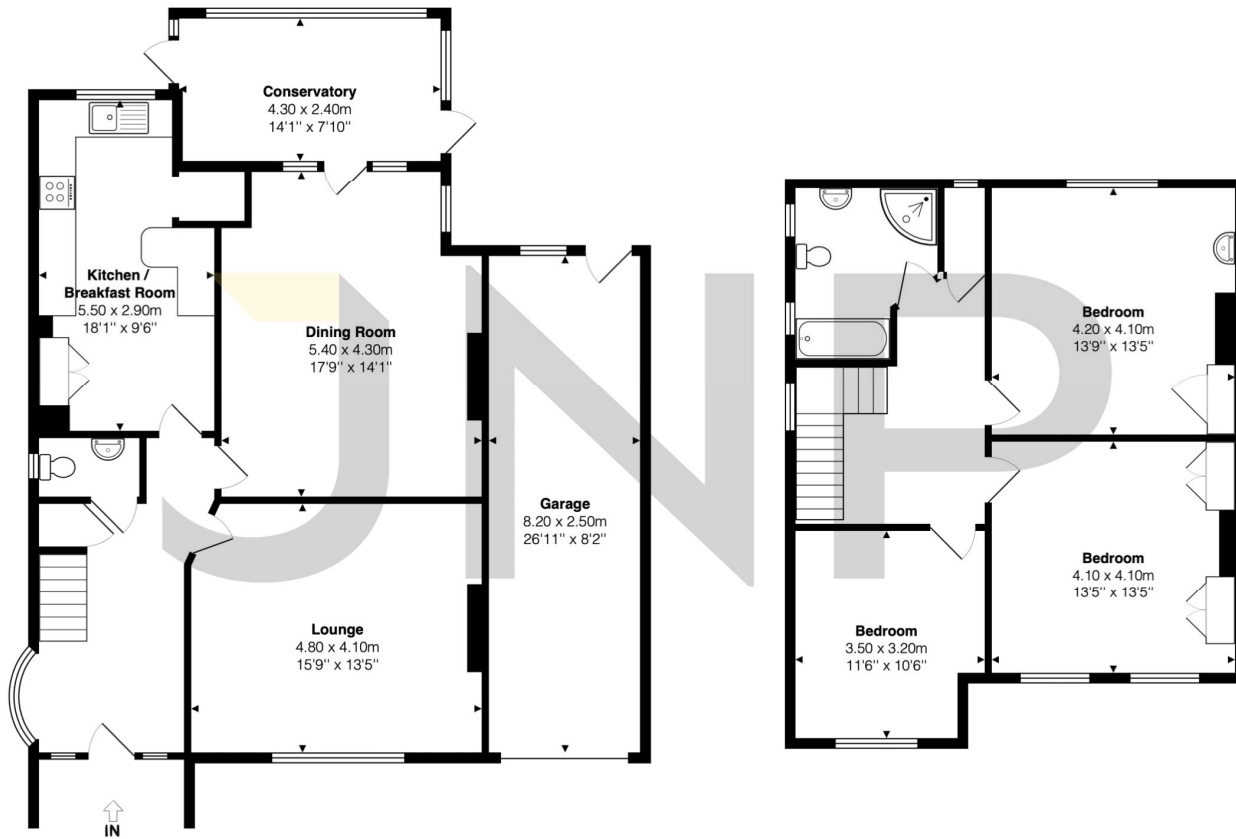
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AML Disclaimer

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 169 SqM (1820 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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