



Estate Agents
Hurst

6 Coningsby Road, High Wycombe, Bucks, HP13 5NX
£700,000

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An extended, four bedroom detached family home that has been well maintained and improved upon by its current owner and is offered in good condition throughout. The property is located in one of the more popular residential addresses close to the town centre, just a short walk from one of the two Ofsted rated Outstanding schools - The Royal Grammar School for Boys and Wycombe High School for Girls is also in this property's catchment. High Wycombe's town centre and train station are also within walking distance, which is perfect for those looking to commute as the station offers a direct line service to London Marylebone. There is also planning permission in place for extensions to the rear of the property, these can be made available should you wish to see them, or you can look at this on the planning portal at Wycombe council. The accommodation includes; entrance hall, downstairs shower room, living room, dining area with doors opening onto a large patio area, fitted kitchen/breakfast area, four bedrooms and family bathroom. The property also benefits from; gas central heating, double glazing, larger than standard rear garden, spacious driveway parking for at least four vehicles and an enclosed rear garden. This property would make a wonderful family home and is also offered to the market with a complete chain in place above.



FOUR BEDROOM DETACHED FAMILY HOME

THREE RECEPTION ROOMS

AMPLE DRIVEWAY PARKING

WALKING DISTANCE TO TRAIN STATION

TWO BATHROOMS

SUPERB LOCATION CLOSE TO RGS

IDEAL FAMILY HOME

INTERNAL VIEWING ADVISED

**PLANNING PERMISSION IN PLACE FOR SINGLE
STOREY EXTENSION**

KITCHEN/BREAKFAST ROOM





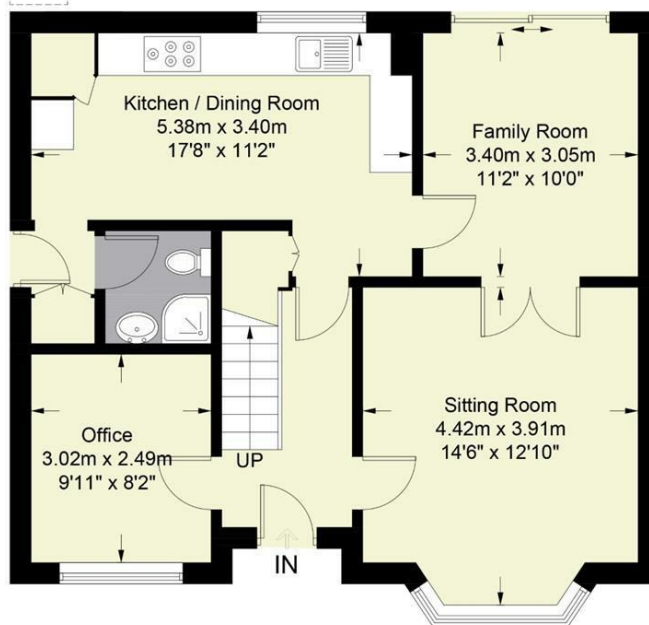


Coningsby Road

Approximate Gross Internal Area
 Ground Floor = 702 sq ft / 65.2 sq m
 First Floor = 683 sq ft / 63.5 sq m
 Total = 1385 sq ft / 128.7 sq m



 = Reduced headroom below 1.5m / 5'0"



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.



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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