



Estate Agents  
**Hurst**

67 Amersham Road, High Wycombe, Buckinghamshire, HP13 5AA

£700,000

# 67 Amersham Road, High Wycombe, Buckinghamshire, HP13 5AA

A beautifully presented Victorian five bedroom semi detached family home offered to the market in immaculate condition throughout. This charming characterful property is located just a stones throw of the Royal Grammar School and about fifteen minutes walk of the station and town centre. This home has been wonderfully improved by the current owners with a recent loft conversion and provides 1,898 sq.ft of extensive living accommodation across three floors. The accommodation comprises: spacious entrance hall, living room with bay window, snug/second reception, large modern fitted kitchen/dining room (25'7" x 9'11"), utility room with guest cloakroom, three large double bedrooms on the first floor, shower room, family bathroom and two further bedrooms on the second floor. The property further benefits: driveway parking for two cars, large enclosed rear garden, gas central heating and UPVC double glazing.



## FIVE BEDROOMS

STUNNING VICTORIAN PERIOD PROPERTY

IMMACULATE CONDITION THROUGHOUT

LARGE OPEN PLAN KITCHEN/DINER

TWO SPACIOUS RECEPTION ROOMS

LARGE ENCLOSED REAR GARDEN

TWO BATHROOMS

UTILITY ROOM WITH GUEST CLOAKROOM

SHORT WALK OF TRAIN STATION

STONES THROW FROM RGS SCHOOL







Approximate Gross Internal Area  
 Ground Floor = 79.6 sq m / 857 sq ft  
 First Floor = 68.1 sq m / 733 sq ft  
 Second Floor = 28.6 sq m / 308 sq ft  
 Total = 176.3 sq m / 1,898 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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