



**15 GIBSON ROAD, HIGH WYCOMBE**  
**PRICE: £410,000 FREEHOLD**

**am** ANDREW  
MILSON

**15 GIBSON ROAD  
BOOKER  
HIGH WYCOMBE  
BUCKS HP12 4QW**

**PRICE: £410,000 FREEHOLD**

Situated in a well-established residential area close to an open recreation ground, this two bedroom recently redecorated detached chalet bungalow offers scope extension subject to planning and is set on a 100ft plot.

**SOUTH WEST FACING 45FT GARDEN:  
TWO DOUBLE BEDROOMS:  
BATHROOM: LIVING ROOM: KITCHEN:  
LOFT ROOM: GAS CENTRAL HEATING:  
DOUBLE GLAZING: SUMMER HOUSE:  
DRIVEWAY PARKING:  
NO ONWARD CHAIN.**

**TO BE SOLD:** situated in the popular district of Booker on the northern outskirts of High Wycombe, this detached chalet home is set on a sunny plot and has a replacement combination boiler, hardwood floors and adaptable accommodation that has recently been redecorated. The property is within a short walk of Fernie Fields recreation ground and a good range of shops can be found within half a mile. High Wycombe town centre is approximately three miles distant with an excellent range of shopping, sporting and social facilities and a short distance from Booker itself with facilities for day-to-day needs. High Wycombe has a railway station with train service to Marylebone and the M40 is accessible at High Wycombe (Handy Cross) about two miles away, providing access to London and the Midlands. The accommodation comprises:

**COVERED ENTRANCE** double glazed front door to

**ENTRANCE HALL** radiator, stairs to Loft Room, cupboard housing replacement gas fired combination boiler, programmer for central heating.



**BEDROOM ONE/DINING ROOM** radiator.



**BEDROOM TWO** radiator.



**BATHROOM** white suite of low level w.c., pedestal basin, panel bath with shower attachment, tiled wall surrounds, heated towel rail.



**LIVING ROOM** double aspect with open stone fireplace, double glazed sliding patio doors to rear, radiator, glazed serving hatch.



**KITCHEN** range of wall and base units with one and a half sinks with single drainer and mixer tap, space and plumbing for washing machine, space for cooker, meters, quarry tiled floor, double glazed window and door to outside.

## FIRST FLOOR



**LOFT ROOM** double aspect with eaves storage, wooden floor. This room does not comply with current building regulations.

## OUTSIDE

**THE FRONT GARDEN** includes a lawn area with well stocked borders and a pathway giving gated side access to the south east



**THE REAR GARDEN** is a feature of the property being south west facing with a shaped patio, outside tap and lawn area with panel fencing and well stocked borders. There is a large timber summer house, lean to greenhouse, pathway to the side leading to a **DRIVEWAY** with parking for two cars.

**REF: M34550922**

**EPC BAND: D COUNCIL TAX BAND: E**

**VIEWING:** Please arrange a visit by contacting us on **01628 890707** or [homes@andrewmilsom.co.uk](mailto:homes@andrewmilsom.co.uk)

**DIRECTIONS:** using the postcode **HP12 4QW** proceed along Gibson Road number 15 will be found on the left hand side.

### **MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

[allan@attfieldjamesfm.co.uk](mailto:allan@attfieldjamesfm.co.uk) [www.attfieldjamesfinancialmanagement.co.uk](http://www.attfieldjamesfinancialmanagement.co.uk)

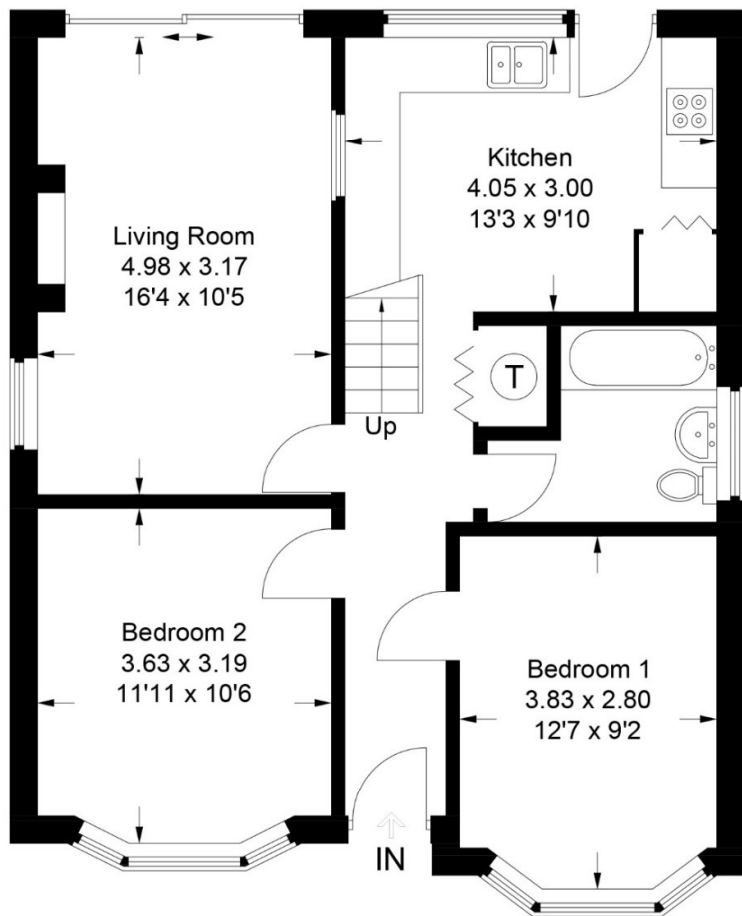
***Your home is at risk if you do not maintain mortgage payments or a loan secured on it.***

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

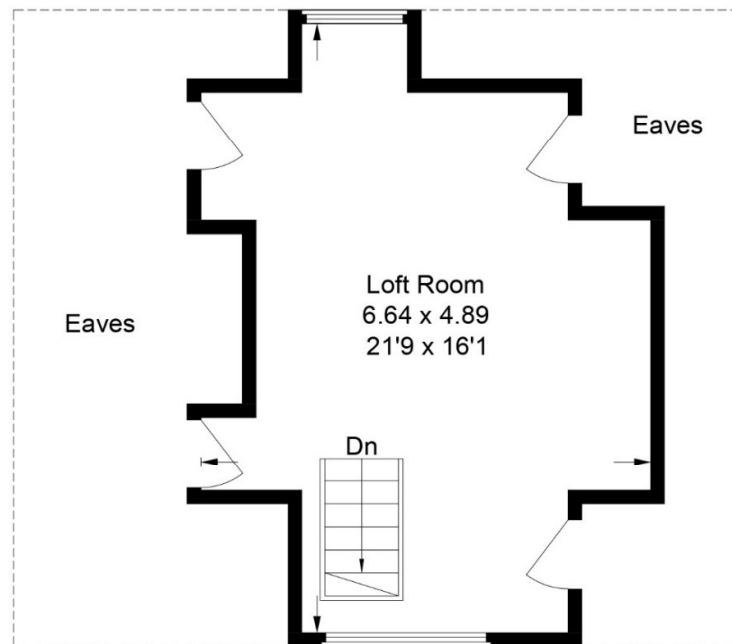
**LETTING & MANAGEMENT:** We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.



Approximate Gross Internal Area  
Ground Floor = 65.9 sq m / 709 sq ft  
First Floor = 24.1 sq m / 259 sq ft  
Total = 90.0 sq m / 968 sq ft



**Ground Floor**



**First Floor**

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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