

CRENDON HOUSE

Est. 1971

HMO, Keep Hill Drive, High Wycombe Guide Price £895,000 - Freehold



Crendon House welcome to the market this excellent investment opportunity located in this premier location close to The Rye and River Dyke. The property can either be sold as an existing care home housing a maximum of 9 patients or could easily be converted in to a house of multiple occupancy with 13 double bedrooms to let out (STPP) seeing an approximate gross return on your investment of 9%! In our opinion the demand for double rooms to let is very high at present taking in to account the location of this property being so close to the town centre, bus and train stations. Please call the vendors sole agents now to book a suitable time to view.

12 Bedrooms
Currently Residential Care Home
Premier Location

Close To Town Centre & Station
Approx. 9% Gross ROI
Call Agent For More Details

Keep Hill Drive, High Wycombe, Buckinghamshire HP11 1DU



Accommodation Comprises:

Ground Floor

Entrance Hall

Bedroom :
12'4 x 12'2 (3.76m x 3.71m).

Ensuite :
7'1 x 4'4 (2.16m x 1.32m).

Bedroom :
12'7 x 10'6 (3.83m x 3.2m).

Kitchen:
16'4 maximum I-shaped x 9'3 maximum I-shaped (4.97m x 2.82m).

Storage room:
7'6 x 4'5 (2.28m x 1.35m).

Bedroom:
13'6 x 8'3 (4.11m x 2.51m).

Ensuite :
6'9 x 4'1 (2.06m x 1.24m).

Inner Hallway

Laundry Room

Cloakroom/WC

Lift to the first floor

Bedroom :
14'7 x 9'3 (4.44m x 2.82m).

Ensuite :
6' x 4'4 (1.83m x 1.32m).

Communal Lounge/Dining Room

Inner Hallway

Bedroom :
11'11 x 10'10 (3.63m x 3.3m).

Bedroom :
14'2 x 8'6 (4.31m x 2.59m).

Bedroom :
14'2 x 10'4 (4.31m x 3.15m).

Cloakroom/WC

First Floor

First Floor Landing:
12'2 x 9'11 (3.71m x 3.02m).

Office/Bedroom:
8'1 x 7'4 (2.46m x 2.23m).

Bedroom :
12' x 9'11 (3.65m x 3.02m).

Shower Room

Lift to the ground floor

Bedroom :
11'9 x 10'3 (3.58m x 3.12m).

Ensuite

Bedroom

Ensuite

Outside

Rear Gardens

Driveway Parking

Please Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.

**TO VIEW THIS PROPERTY:-
PLEASE CONTACT CRENDON HOUSE ESTATE AGENTS ON 01494 526313**