



Estate Agents  
**Hurst**

64 Chapel Lane, High Wycombe, Bucks, HP12 4BS  
£309,950



## 64 Chapel Lane, High Wycombe, Bucks, HP12 4BS

A Victorian, three bedroom terrace property that requires a degree of modernisation throughout but is offered to the market with no onward chain. The property is situated to the west of High Wycombe and is perfectly located for junction 4 of the M40 as well as been within walking distance of West Wycombe Village and a selection of local schools nearby. The property has been rented out previously and could make an ideal investment, the adjoining property is also available to purchase for those landlords that might be interested in a HMO etc. The accommodation includes; Entrance hall, lounge, dining room, fitted kitchen, downstairs bathroom, three bedrooms family bathroom and loft room. The property also benefits from gas central heating, double glazing, front garden and no above chain. Just to note there is no rear garden with this property, other than a very small courtyard area.



**THREE BEDROOMS**

**POTENTIAL BUY TO LET INVESTMENT**

**GAS CENTRAL HEATING**

**NO ONWARD CHAIN**

**DOUBLE GLAZED**

**NEEDS MODERNISATION**

**WEST SIDE OF TOWN**

**CLOSE TO NATIONAL TRUST PARKLAND**

**GOOD ACCESS TO JUNCTION 4 OF M40**

**COUNTRYSIDE WALKS ON DOORSTEP.**



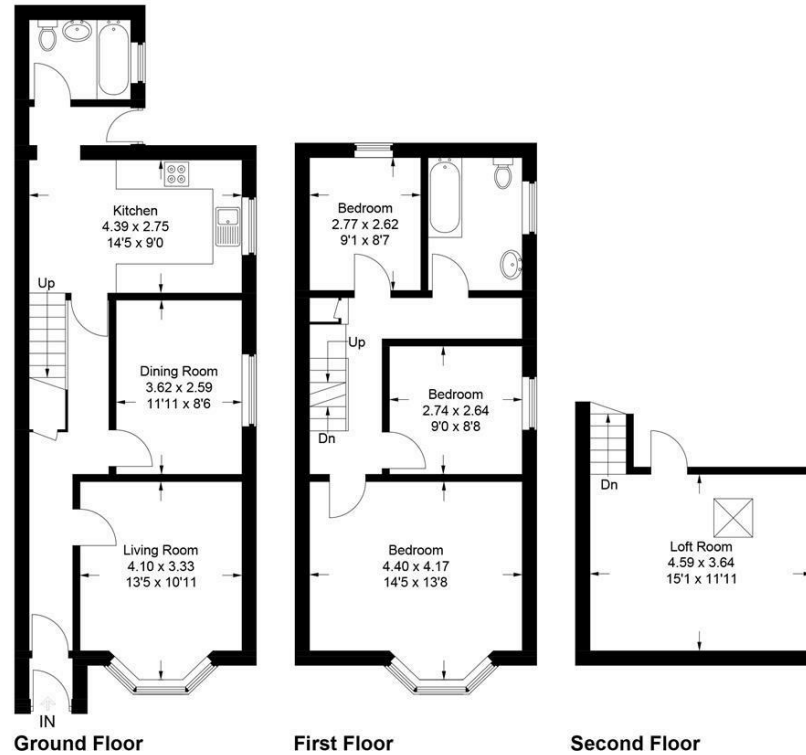








Approximate Gross Internal Area  
 Ground Floor = 52.8 sq m / 568 sq ft  
 First Floor = 45.8 sq m / 493 sq ft  
 Second Floor = 17.8 sq m / 191 sq ft  
 Total = 116.4 sq m / 1,252 sq ft



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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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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