



Estate Agents
Hurst

24 Slater Street, High Wycombe, Bucks, HP13 6ES
£350,000

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Hurst are pleased to offer to the market this well kept and rarely available, two bedroom, Victorian cottage that comes with a large basement, a loft room, and is presented in good condition throughout. The property that is located in one of High Wycombe's sought-after residential locations, just a short walk of High Wycombe train station with direct access to platform 3 (London bound side of the station), making it perfect for those still looking to commute. This extremely popular property has been completely redecorated throughout and would make an ideal home or an extremely good buy to let investment with a rental return of circa £1500PCM. The accommodation includes; sitting room with bay window to front aspect, dining room with stairs leading to basement which provides excellent additional storage, fitted kitchen with door to rear garden, two double bedrooms and family bathroom. The property also benefits from; gas central heating, sash windows, sizeable and level rear garden which is larger than average for this type of property and residents parking permits This really is a superb opportunity to purchase a wonderful home that is perfect for those looking to commute and/or start a family and comes to the market with no onward chain.



TWO BEDROOM TERRACE COTTAGE WITH LOFT ROOM

**LOUNGE & DINING ROOM WITH ACCESS TO
BASEMENT**

GAS CENTRAL HEATING

ENCLOSE AND LEVEL REAR GARDEN

TWO MINUTE WALK OF TRAIN STATION

GOOD CONDITION THROUGHOUT

NO ONWARD CHAIN

EXCELLENT FIRST TIME PURCHASE

INTERNAL VIEWING ADVISED

IDEAL FOR THOSE LOOKING TO COMMUTE







Approximate Gross Internal Area
 Ground Floor = 34.7 sq m / 373 sq ft
 First Floor = 29.2 sq m / 314 sq ft
 Second Floor = 15.1 sq m / 162 sq ft
 Outbuilding = 13.1 sq m / 141 sq ft
 Total = 92.1 sq m / 990 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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