



Estate Agents  
**Hurst**

55 Wyatt Close, High Wycombe, Buckinghamshire, HP13 5YX  
Offers In Excess Of £215,000

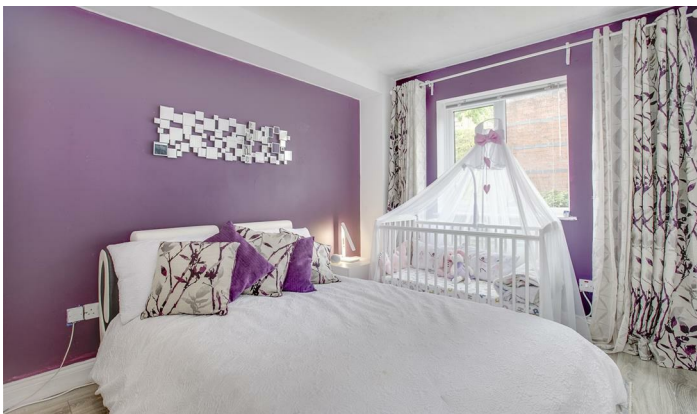
# 55 Wyatt Close, High Wycombe, Buckinghamshire, HP13 5YX

A bright and spacious one bedroom split level maisonette offered to the market in IMMACULATE condition throughout. The property is located on the sought after Downley side of High Wycombe within walking distance to local amenities including the town centre, shops and transport facilities. The accommodation comprises: entrance hall, guest cloakroom, living room with patio doors leading out to a private balcony, large modern fitted kitchen/breakfast room and large double bedroom with en-suite bathroom. The property further benefits: allocated parking (plus ample on street parking available), far reaching views across the valley and UPVC double glazing.



**SPLIT LEVEL MAISONETTE**  
**LARGE PRIVATE BALCONY**  
**FAR REACHING VIEWS**  
**IMMACULATE CONDITION**  
**FULLY REFURBISHED THROUGHOUT**  
**OFF STREET RESIDENTS PARKING**  
**SOUGHT AFTER LOCATION**  
**CLOSE TO HIGH WYCOMBE TOWN CENTRE**  
**GUEST CLOAKROOM**  
**SPACIOUS NEWLY FITTED KITCHEN**

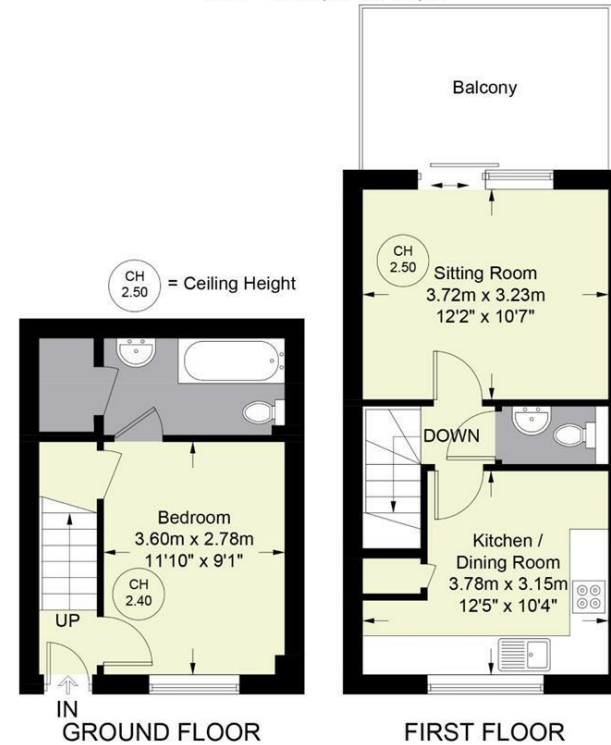






## Wyatt Close

Approximate Gross Internal Area  
 Ground Floor = 214 sq ft / 19.9 sq m  
 First Floor = 308 sq ft / 28.6 sq m  
 Total = 522 sq ft / 48.5 sq m



Floor Plan produced for Hursts by Media Arcade ©  
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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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