





# 35 Bookerhill Road, High Wycombe, Buckinghamshire, HP12 4EY

\*\*\*\* BRAND NEW LEASE JUST BEEN PUT IN PLACE WITH 999 YEAR LEASE & NEW BOILER INSTALLED IN 2024\*\*\*\* well presented, two bedroom, cluster house that is located in this quiet position to the West of High Wycombe, providing easy access to junction 4 of the M40 making it perfect for those looking to commute. Being an end of terrace this property is far brighter than similar properties in the row as it comes with side windows which also makes a huge difference in the bathroom. This really is a superb house that would make an excellent first time purchase/first home or a great buy to let investment with a rental return of circa £1450 PCM. The accommodation includes; entrance porch, lounge/dining room, fitted kitchen, two bedrooms and family bathroom. The property also benefits from a long lease with 960 years remaining on a 999 year lease, gas central heating (new boiler recently installed), double glazing and allocated parking. The property is located a short walk of local shops and just a short drive of John Lewis as well as Wycombe High and John Hampden Grammar Schools and Ofsted outstanding primary school. West Wycombe village is also within a short drive which provides an array of quaint shops, a butchers and a number of pubs that serve food, as well as miles of countryside walks. An early viewing is highly recommended.

**TWO BEDROOM END OF TERRACE HOME  
GAS CENTRAL HEATING AND DOUBLE  
GLAZING**

**GOOD ACCESS TO JUNCTION 4 OF THE M40  
ALLOCATED PARKING**

**960 YEARS REMAINING OF A 999 YEAR LEASE**

**BRAND NEW BOILER INSTALLED IN 2024**

**IDEAL FIRST TIME PURCHASE OR INVESTMENT**

**RENTAL FIGURE OF CIRCA 1450PCM**

**INTERNAL VIEWING ADVISED**

**EARLY VIEWING RECOMMENDED**











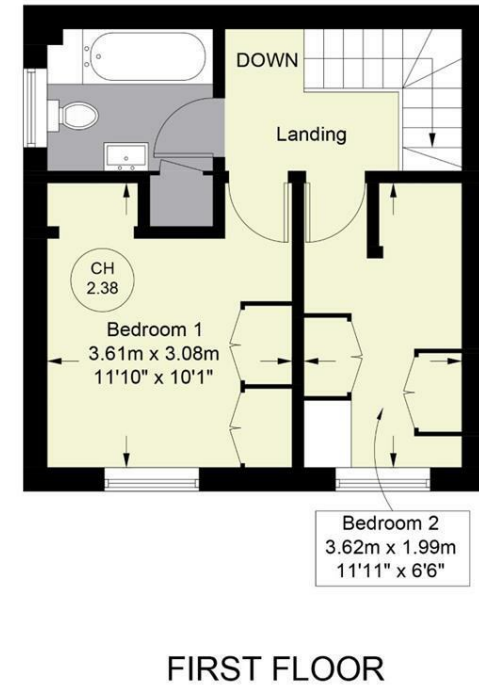
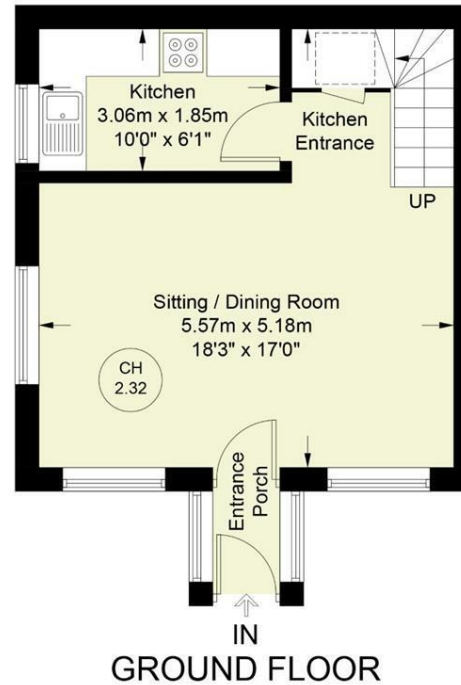
## Bookerhill Road

Approximate Gross Internal Area  
Ground Floor = 328 sq ft / 30.5 sq m  
First Floor = 313 sq ft / 29.1 sq m  
Total = 641 sq ft / 59.6 sq m



CH 2.32 = Ceiling Height

Reduced headroom below 1.5m / 5'0"



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.

Hurst Estate Agents

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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: [wyc@hursts.co.uk](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)