



B Hatt Master Locksmith West End Street, High Wycombe, Bucks, HP11 2JG Offers In Excess Of £400,000

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Hurst are pleased to offer to the market this rare opportunity to purchase this unique property on West End Street which is currently being used as a commercial unit but plans have been submitted and approved to convert back into a residential home should the new owner wish to.

The property is located within walking distance of High Wycombe's town centre and train station, making it an ideal purchase for anyone looking to commute to London and the current layout of the property consists of, on the ground floor there are two large reception rooms, a cloakroom, rear garden with garages/shed with power. On the first floor, it is laid out as a one bedroom apartment with a double bedroom, bathroom, fitted kitchen and sitting room.

The property further benefits from gas central heating, double glazing, enclosed rear garden, driveway parking and large storage areas to the rear. The property is offered to the market with no onward chain.

** The business that currently operates at the property is NOT for sale and will be relocating **

CURRENT COMMERCIAL UNIT POSSIBILITY TO CONVERT BACK TO RESIDENTIAL HOME CURRENT SET UP WITH ONE BEDROOM FLAT ABOVE NO ONWARD CHAIN WITH THIS PROPERTY GAS CENTRAL HEATING AND DOUBLE GLAZED DRIVEWAY PARKING WALKING DISTANCE OF TOWN AND TRAIN STATION ENCLOSED REAR GARDEN WITH STORAGE UNITS















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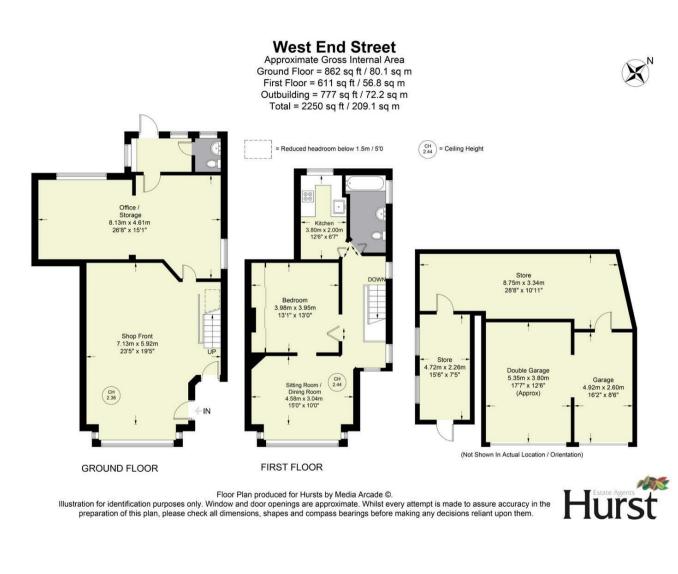
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The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification 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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