



B Hatt Master Locksmith West End Street, High Wycombe, Bucks, HP11 2JG

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





West End Street
 Approximate Gross Internal Area
 Ground Floor = 862 sq ft / 80.1 sq m
 First Floor = 611 sq ft / 56.8 sq m
 Outbuilding = 777 sq ft / 72.2 sq m
 Total = 2250 sq ft / 209.1 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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