





## 2 Lower Hammersley Lane, High Wycombe, Buckinghamshire, HP13 7DA

A beautifully presented three bedroom character cottage offered to the market in good condition throughout. The property is located in an elevated position on the east side of High Wycombe within close proximity to junction 3 of the M40, Wycombe retail park and High Wycombe train station (which connects to London Marylebone in less than 30 minutes). The accommodation comprises: spacious entrance hall, lounge with bay window, dining room with patio doors opening out to the garden, large modern fitted kitchen, three bedrooms and family bathroom. The property further benefits: allocated off street parking bay to the rear (plus ample non restricted on street parking available), well maintained front & rear gardens, partially boarded loft room with pull down ladder, gas central heating (boiler last serviced in March 2025) and UPVC double glazing.



**CHARMING CHARACTERFUL COTTAGE**  
**LARGE MODERN FITTED KITCHEN**  
**LOUNGE WITH BAY WINDOW**  
**DINING ROOM WITH FEATURE FIREPLACE**  
**ALLOCATED PARKING SPACE TO THE REAR**  
**FRONT & REAR GARDENS**  
**GOOD CONDITION THROUGHOUT**  
**CLOSE TO J.3 OF M40**  
**GAS CENTRAL HEATING**  
**UPVC DOUBLE GLAZING**





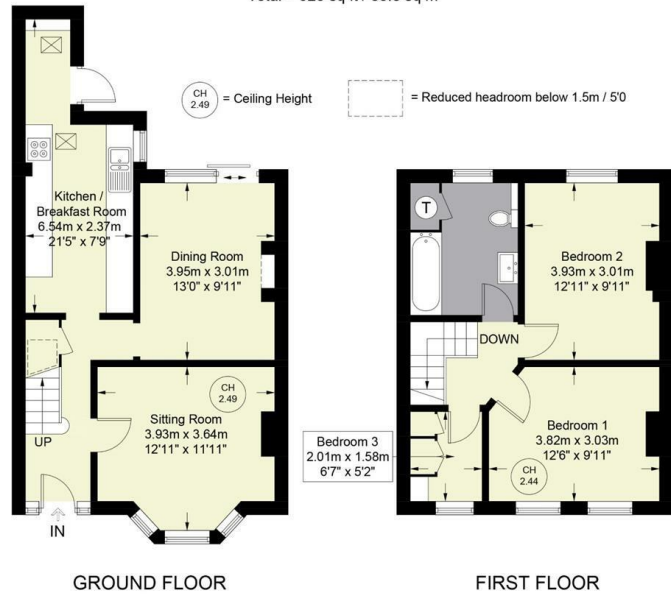






### Lower Hamersley Lane

Approximate Gross Internal Area  
Ground Floor = 499 sq ft / 46.4 sq m  
First Floor = 424 sq ft / 39.4 sq m  
Total = 923 sq ft / 85.8 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.

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.

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