



***** Building plot / Extension potential

Hurst are delighted to bring to market this exciting opportunity for anyone that is looking to build their own home or that would just be interested in extending the current bungalow that currently sits on this plot. Plans have been drawn up and permission passed (see plans in images) for a substantial family home to be built in this popular location on the outskirts of the town / Penn & Tyler's Green, that sits on a large plot, providing fantastic views across adjacent fields / Valley and comes with a South-West facing rear garden. There have been a number of properties in the road that have undergone similar changes and an array of new builds in recent years that have sold for prices in the region of

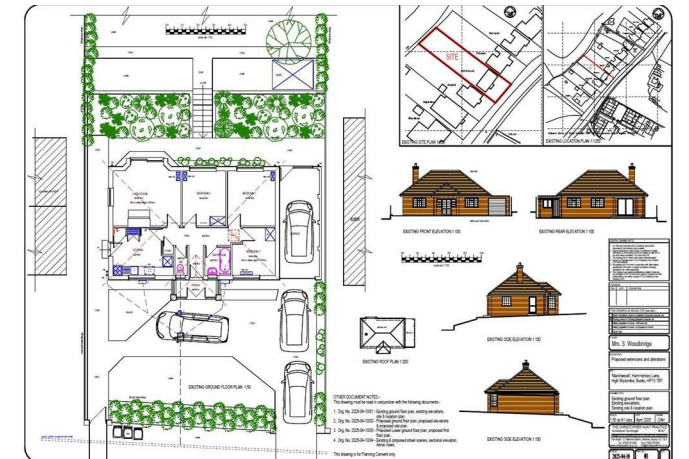
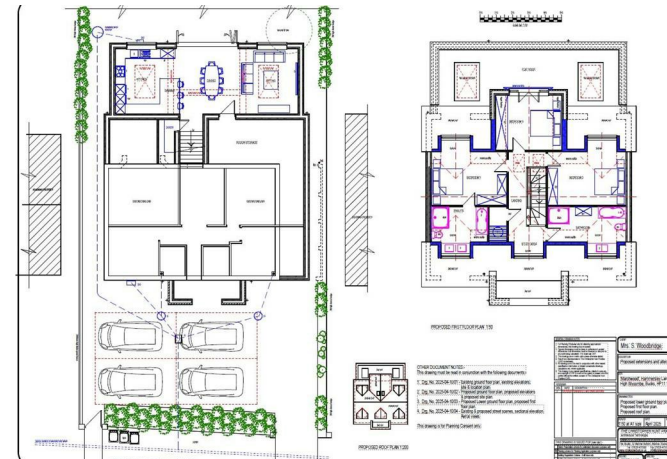
1.1m - 1.3m. Situated to the East of High Wycombe's

town centre and close to Popular villages, this site provides the new owner with a perfect blend of rural living and convenient access to transport networks that include **JOINTMENT FOR SOME GREAT SCHOOLS** & High Wycombe train station, of which the latter provides a direct line into London Marylebone. This really is an exciting opportunity that comes with no onward chain and an early viewing is highly recommended.

• 25/06182/FUL - PLANNING REF NUMBER

• SOUTH WEST FACING REAR GARDEN

• VIEWINGS AVAILABLE 7 DAYS A WEEK





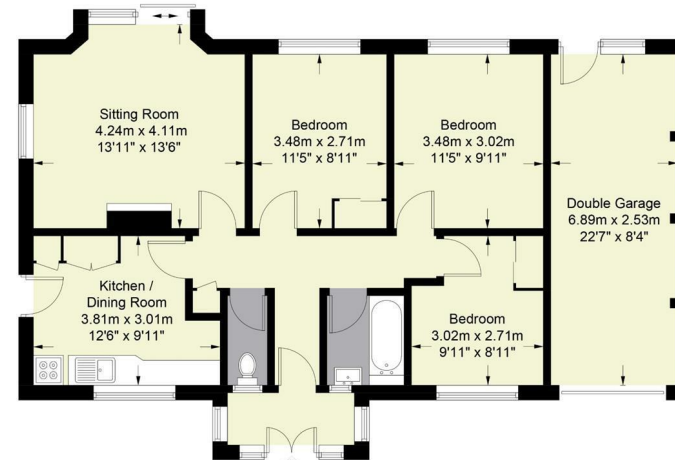


Hammersley Lane

Approximate Gross Internal Area = 786 sq ft / 73.0 sq m
Double Garage = 184 sq ft / 17.1 sq m
Total = 970 sq ft / 90.1 sq m



EPC: null



IN
GROUND FLOOR

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.

Hursts
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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