



# 58 Wheelers Park, High Wycombe, Buckinghamshire, HP13 6GH

Hurst are pleased to offer to the market this two bedroom, semi-detached home that is located just a 10 minute walk of High Wycombe's town centre and train station making it a perfect purchase for anyone looking to commute to London as provides simple access to Platform that offers a direct service to London Marylebone. This property would make a great first time purchase or for those looking to upsize from a flat and also a great buy to let opportunity with a rough rental income of circa £1500 PCM. Wheelers Park is a popular and quiet cul-de-sac, located just off Totteridge road and is a fairly modern development that is conveniently situated for all local amenities and within walking distance of The Rye park that offers great walks and a Lido. The accommodation includes; entrance hall, store cupboard, fitted kitchen, lounge/diner, spacious double bedroom to the front aspect, a further bedroom to the rear and a family bathroom. The property further benefits from UPVC double glazing, gas central heating, driveway parking and an enclosed and West facing rear garden that is mainly laid to lawn with side access and is of a generous size compared to other properties of this style. An internal viewing is highly recommended and the property is offered to the market with no onward chain.

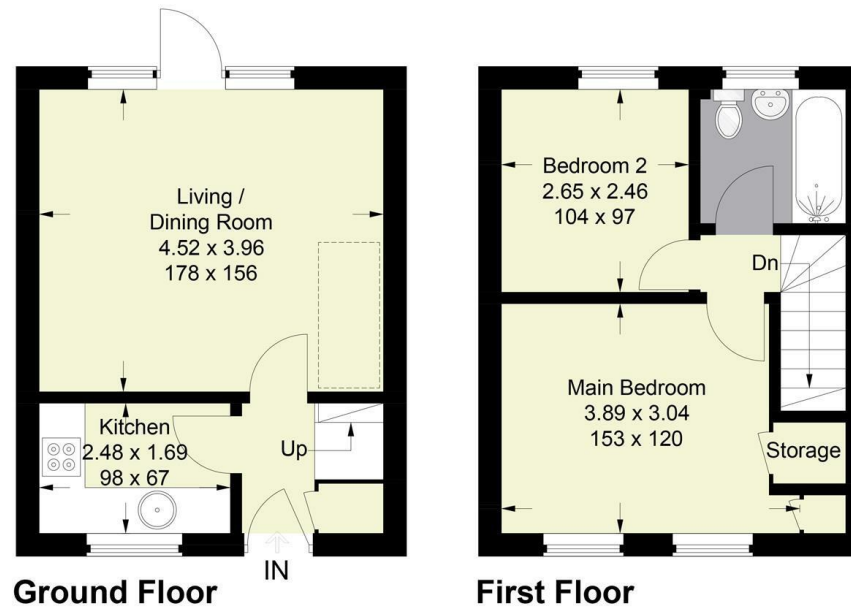
**TWO BEDROOM SEMI-DETACHED PROPERTY**  
**GOOD SIZE GARDEN**  
**GAS CENTRAL HEATING**  
**WALK DISTANCE OF TOWN & TRAIN STATION**  
**DRIVEWAY PARKING**  
**UPVC DOUBLE GLAZING**  
**QUIET CUL-DE-SAC LOCATION**  
**FITTED KITCHEN**  
**NO ONWARD CHAIN**  
**EARLY VIEWING ADVISED**







Approximate Gross Internal Area  
 Ground Floor = 26.4 sq m / 284 sq ft  
 First Floor = 26.1 sq m / 281 sq ft  
 Total = 52.5 sq m / 565 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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 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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