



38 Temple End, High Wycombe, Bucks, HP13 5DS

Hurst are pleased to offer to the market, this extremely well maintained and improved upon,, two bedroom, Victorian terrace cottage that is located in a popular residential location in the centre of the town and is just a few minutes walk of High Wycombe train station that provides direct access to to London Marylebone making it perfect for those looking to commute. This extremely popular property would make an ideal first time home or an extremely good buy to let investment with a rental return of circa £1500PCM. The accommodation includes; front door leading into the sitting room with original featured fireplace, dining room, modern fitted kitchen with door to rear garden that provides access to brick built storage shed/utility room, two bedrooms and a modern family bathroom. The property also benefits from; gas central heating, replaced double glazed windows, good size rear garden, which gives good privacy and is mainly laid to lawn with patio area, brick built outhouse that is currently being used as a utility room, there is also gated side access via the alleyway. The property also allows for the owner to apply for residents parking permits and this particular home does provide larger accommodation than the normal due to its extra bedroom space above the alleyway. This really is a superb opportunity to purchase this character filled home that has been tastefully modernised and an internal viewing is highly recommended.



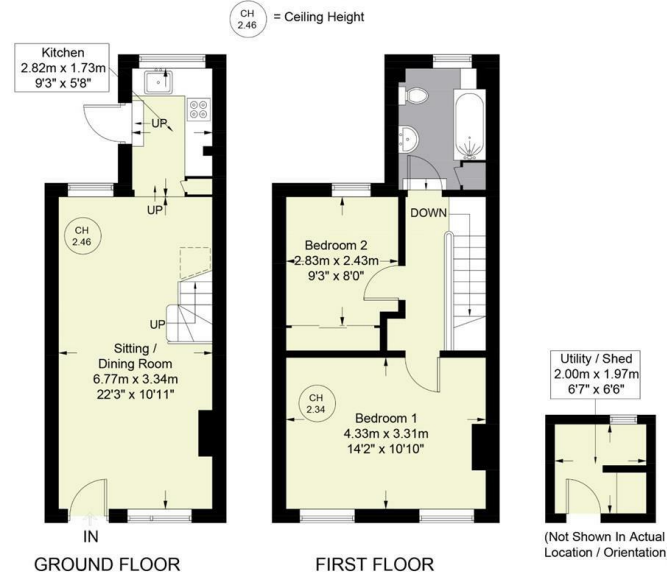
**TWO BEDROOM VICTORIAN COTTAGE
EXTREMELY WELL MAINTAINED AND
PRESENTED
PARKING PERMITS AVAILABLE
VERY CLOSE TO TOWN & TRAIN STATION
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING
THROUGH LOUNGE DINING ROOM
SPACIOUS PRINCIPAL BEDROOM
GOOD SIZE REAR GARDEN
INTERNAL VIEWING ADVISED**







Temple End
 Approximate Gross Internal Area
 Ground Floor = 300 sq ft / 27.9 sq m
 First Floor = 376 sq ft / 34.9 sq m
 Utility / Shed = 42 sq ft / 3.9 sq m
 Total = 718 sq ft / 66.7 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.

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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