



## 8 Oldhouse Close, High Wycombe, Buckinghamshire, HP11 1TP

Hurst are pleased to offer to the market this extremely popular, two-bedroom home that requires some redecoration and modernisation throughout, and would make an ideal first time purchase. Cressex is an extremely sought after area and this property is situated in a quiet tucked away cul-de-sac that is perfectly placed for those looking to commute, offering superb access to junction four of the M40, as well as being within walking distance of all the local schools and just a short drive from John Lewis, retail outlet and Booker Common which offers miles of countryside walks. The accommodation includes;- entrance hall with stairs leading to first floor, fitted kitchen, through lounge/diner with patio doors to a South facing rear garden, two double bedrooms and a family bathroom. The property also benefits from;- gas central heating, parking for one vehicle, garage in block, double glazing, enclosed and south facing rear garden which is level and provides a great space for entertaining. This really is a superb starter house or first time purchase and we would strongly recommend an early and internal viewing, the property is also offered to the market with no onward chain. This could also be an excellent buy to let investment with a rental return of around £15000 PCM likely achievable.



**NO ONWARD CHAIN WITH THIS HOUSE**  
**TWO DOUBLE BEDROOMS**  
**CLOSE TO JOHN LEWIS**  
**EASY ACCESS TO JUNCTION 4 OF THE M40**  
**GAS CENTRAL HEATING & DOUBLE GLAZING**  
**IDEAL FIRST TIME PURCHASE**  
**GARAGE AND PARKING**  
**IDEAL BUY TO LET INVESTMENT**  
**LIKELY RENT INCOME OF £1500 PCM**  
**TUCKED AWAY POSITION IN THE CUL-DE-SAC**

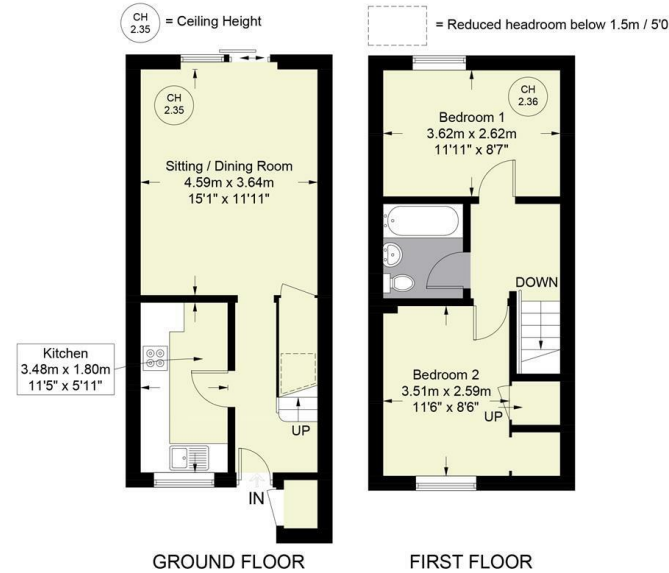






### Oldhouse Close

Approximate Gross Internal Area  
Ground Floor = 330 sq ft / 30.7 sq m  
First Floor = 328 sq ft / 30.5 sq m  
External Store = 7 sq ft / 0.7 sq m  
Total = 665 sq ft / 61.9 sq m



Floor Plan produced for Hursts by Media Arcade Ltd ©.

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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