




Estate Agents
Hurst

2 Hillcrest Shrubbery Road, High Wycombe, Bucks, HP13 6PW
£250,000

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An extremely SPACIOUS ground floor two DOUBLE bedroom apartment, ideally located within easy walking distance of High Wycombe train station and the town centre. Offering well-proportioned accommodation throughout, this property would make an ideal first-time purchase, investment or home for those looking for convenient town living.

The accommodation comprises; a welcoming entrance hall with useful storage, a particularly large lounge/diner providing an excellent space for both relaxing and entertaining, and a fitted kitchen with a range of wall and base units and ample work surface. There are two well-sized DOUBLE bedrooms, both offering plenty of space for bedroom furniture, together with a family bathroom.

The property further benefits from a PRIVATE GARAGE, UPVC double glazing, well-maintained COMMUNAL GARDENS and excellent access to local amenities and transport links. The ground floor position also provides easy access and makes the apartment particularly convenient for a wide range of buyers.

Located just a short walk from High Wycombe town centre, residents can enjoy a variety of shops, restaurants, cafés and leisure facilities, whilst High Wycombe train station provides excellent commuter links into London and surrounding areas. There are also a number of local schools, parks and everyday amenities within easy reach.

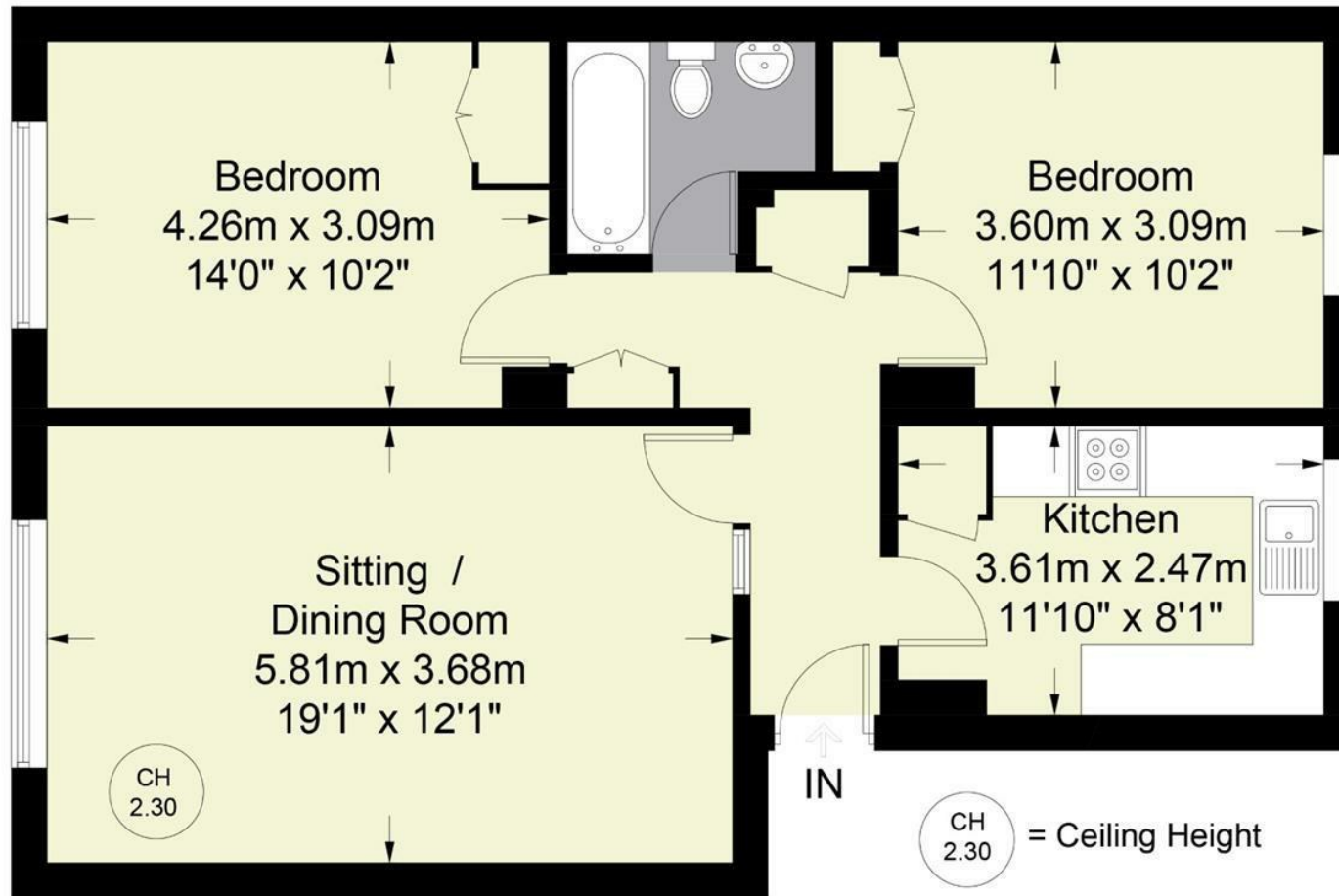
**943 YEAR LEASE
GROUND FLOOR
GARAGE IN BLOCK
FITTED KITCHEN
FAMILY BATHROOM
LARGE LOUNGE/DINER
WALK OF STATION
UPVC DOUBLE GLAZING
SUPERB LOCATION
NO ONWARD CHAIN**





Hillcrest, Shrubby Road

Approximate Gross Internal Area = 742 sq ft / 68.9 sq m



GROUND FLOOR

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.

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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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