

Estate Agents
Hurst

2 Chadwick Street, High Wycombe, Bucks, HP13 5PS

Offers In Excess Of £425,000

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Hurst are delighted to bring to market this extremely spacious and well presented two-bedroom detached home that was built in 2018, that has been well maintained and offers well-proportioned accommodation to both floors. Situated just a short drive to the High Wycombe train station, that offers a direct line service to London Marylebone making it an excellent purchase for anyone looking to commute to London whilst also providing superb access to the town centre and just a few minutes walk of the Royal Grammar School. This unique property would make an excellent first time purchase or those upsizing from an apartment, the property could also make an exceptional buy to let investment and high rental demands given the area and schooling, with a rental income of circa £1500 - £1600 PCM likely to be achieved. The accommodation comprises; entrance hall, modern fitted kitchen/breakfast room with utility space and door to side access. guest cloakroom, sitting/dining room with French doors opening to rear garden, principal bedroom with fitted wardrobes and en-suite shower. A further double bedroom with fitted wardrobes and modern contemporary bathroom make up the remainder of the first floor. The property further benefits; recently replaced boiler providing gas central heating with underfloor heating to the ground floor, recently added air-conditioning, UPVC double glazing, solar panels, driveway parking, an enclosed and low maintenance rear garden that provides a large decking and patio area that is perfect for entertaining. There is also and outside tap and gated access to the drive. This really is a fantastic opportunity to acquire a superb and sizeable two-bedroom home in a sought-after area and an early internal viewing is highly recommended.



TWO BEDROOM DETACHED PROPERTY

DRIVEWAY PARKING & ENCLOSE GARDEN

WALKING DISTANCE OF THE RGS

TWO DOUBLE BEDROOMS

EN-SUITE TO PRINCIPAL BEDROOM

UNDERFLOOR HEATING TO GROUND FLOOR

GUEST CLOAKROOM & UTILITY SPACE

MODERN FITTED KITCHEN/BREAKFAST ROOM

UPVC DOULBE GLAZING

INTERNAL VIEWING ADVISED



























Chadwick Street

Approximate Gross Internal Area
Ground Floor = 464 sq ft / 43.1 sq m
First Floor = 428 sq ft / 39.8 sq m
Total = 892 sq ft / 82.9 sq m

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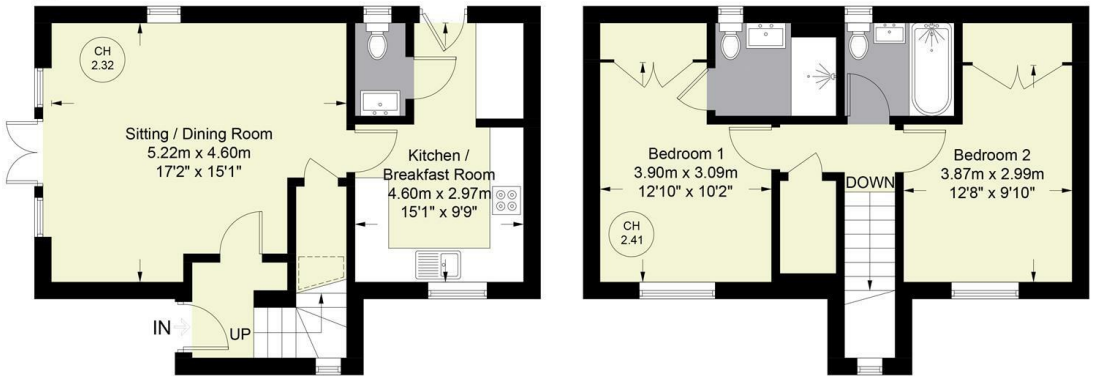
= Reduced headroom below 1.5m / 5'0

CH 2.32 = Ceiling Height



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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