


Hurst Estate Agents

246a West Wycombe Road, High Wycombe, Buckinghamshire, HP12 3AR

Offers In Excess Of £300,000

# 246a West Wycombe Road, High Wycombe, Buckinghamshire, HP12 3AR

Hurst are pleased to bring to market this two bedroom, terrace/cluster house that is located in the West of High Wycombe, providing easy access to junction 4 of the M40 making it perfect for those looking to commute. Being at the front of the cluster this property is far brighter than similar properties as it comes with side windows which also make a huge difference to the ground floor areas. This really is a superb starter house that would make an excellent first time purchase or a great buy to let investment with a rental return of circa £1450 PCM likely to be achieved. The accommodation includes; entrance porch that opens out into a large open plan kitchen/dining space with a bay window to side aspect and a central island providing a superb social space and dining area, there is a also a spacious sitting room to the front, again with a bay window. To the first floor you have two double bedrooms and a family bathroom. The property also benefits from a it's own garden which has a decked area and lawn area, is double glazed, gas central heated and also comes with parking for two vehicles. The property is located a just a short drive of John Lewis as well as Wycombe High, John Hampden Grammar School and Ofsted outstanding primary school. West Wycombe village is also a short walk away which provides and array of quaint shops, a butchers and a number of pubs that serve food, as well as miles of countryside walks. An early viewing is highly recommended and the property is offered to the market with no onward chain.

TWO BEDROOM CLUSTER HOME

FREEHOLD PROPERTY

IDEAL FIRST TIME PURCHASE OR BUY TO LET

GAS CENTRAL HEATING

OWN GARDEN TO THE REAR

PARKING FOR TWO VEHICLES

OPEN PLAN KITCHEN / DINING ROOM

NO ONWARD CHAIN

TWO DOUBLE BEDROOMS

GOOD ACCESS TO TOWN & M40

























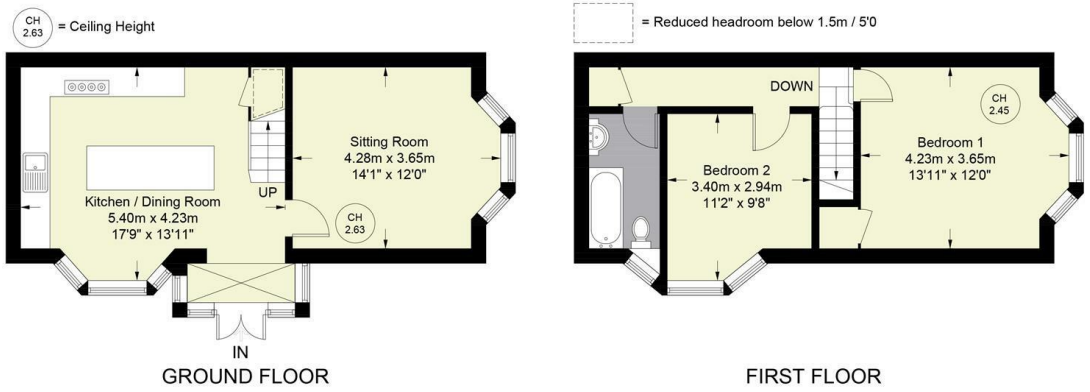




## West Wycombe Road

Approximate Gross Internal Area
Ground Floor = 419 sq ft / 38.9 sq m
First Floor = 392 sq ft / 36.4 sq m
Total = 811 sq ft / 75.3 sq m

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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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