



# 210 Hatters Lane, High Wycombe, Bucks, HP13 7LY

Hurst are pleased to offer to the market this unique and extremely spacious, three bedroom, maisonette that is offered to the market in good condition and comes with its own rear garden. This superb property would make an ideal first time purchase or buy to let investment with a rental income of circa £1500 PCM likely to be achieved. There are many plus points to this property other than just its size, it comes with a detached garage in a block at the rear, parking in front of that for one vehicle plus other areas for parking, as well as being well cared for and improved upon over the years by its current/previous owner and provides an open plan Kitchen/lounge area. Situated on the popular East Side of High Wycombe, giving good access to both junction 3 & 4 of the M40 and is within easy reach of the town centre and train station that offers a direct line service into London Marylebone, making it perfect for those looking to commute, there are an array of local schools that are also within walking distance or a short drive. The accommodation comprises; entrance hallway with stairs leading to first floor, study/bedroom three, family bathroom, second bedroom and an open plan modern fitted kitchen/lounge/dining area with door leading to the principle bedroom and en-suite shower room. The property further benefits from; gas central heating, UPVC double glazing, share of freehold, garage in block, parking, enclosed and private South/East facing rear garden that comes with patio area and lawn, as well as a storage shed. This is the properties own garden and not shared with anyone else. This really is a superb home and an internal viewing is highly recommended. An internal viewing is advised to fully appreciate this properties size.

**NO SERVICE CHARGE OR GROUND RENT**  
**GARAGE IN BLOCK WITH PARKING**  
**MAIN BEDROOM WITH EN-SUITE SHOWER**  
**SHARE OF FREEHOLD**  
**OPEN PLAN KITCHEN/LOUNGE AREA**  
**GAS CENTRAL HEATING**  
**DOUBLE GLAZED**  
**ENCLOSED REAR GARDEN WITH PATIO**  
**IDEAL FIRST TIME PURCHASE**  
**INTERNAL VIEWING ADVISED**

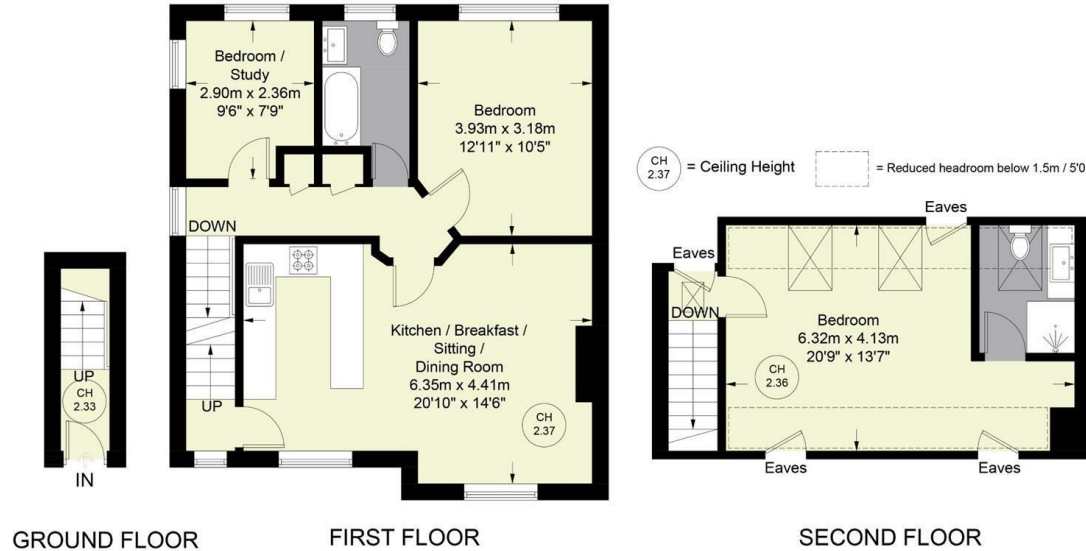






### Hatters Lane

Approximate Gross Internal Area  
Ground Floor = 33 sq ft / 3.1 sq m  
First Floor = 654 sq ft / 60.8 sq m  
Second Floor = 323 sq ft / 30.0 sq m  
Total = 1010 sq ft / 93.9 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.

**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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