



28 Highwood Crescent, High Wycombe, Buckinghamshire, HP12 4LZ

A well presented two bedroom first floor maisonette with a PRIVATE GARDEN, GARAGE & DRIVEWAY. The property is located on the Sands side of High Wycombe within close proximity to excellent schools, shops and transport facilities including junction 4 of the M40. The accommodation comprises; entrance porch with large storage cupboard, spacious living room, contemporary fitted kitchen, two bedrooms and modern family bathroom. The property further benefits; large private rear garden, garage, driveway parking, gas central heating (new boiler installed in 2021), UPVC double glazing.

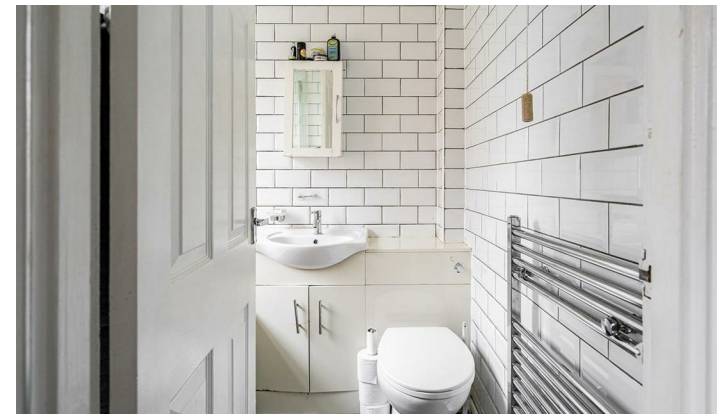
LEASEHOLD INFORMATION:

Lease length: 87 years remaining.
Service charge: £351.65 per annum.
Ground rent: £10 per annum.
Council tax band: B

Lease information including ground rent and review periods, service charges, insurance and maintenance details have been provided by the current owners. As the Estate Agent we do not usually see a copy of the original lease and therefore cannot guarantee the accuracy. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

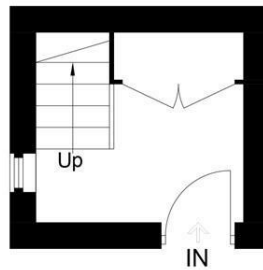
GARAGE & DRIVEWAY PARKING
LARGE PRIVATE REAR GARDEN
FIRST FLOOR MAISONETTE
TWO BEDROOMS
MODERN BATHROOM
PART BOARDED LOFT STORAGE
NEW GAS BOILER INSTALLED 2021
UPVC DOUBLE GLAZING
CLOSE TO J.4 OF M40
COUNCIL TAX BAND B







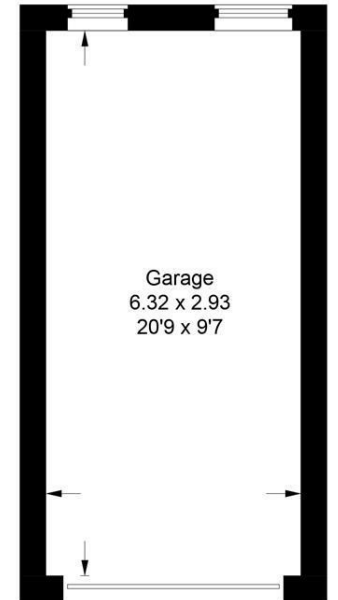
Approximate Gross Internal Area
 Ground Floor = 5.4 sq m / 58 sq ft
 First Floor = 44.2 sq m / 476 sq ft
 Garage = 18.8 sq m / 202 sq ft
 Total = 68.4 sq m / 736 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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