



98 & 98A Chapel Lane, High Wycombe, Buckinghamshire, HP12 4BS

Offered to the market is this rare opportunity to acquire 98 & 98A Chapel Lane, comprising two fully self contained two bedroom maisonettes, originally forming part of a single detached house.

Set well back from the road, the property occupies a generous plot of approximately 125ft in depth, with attractive far reaching views including woodland. The property benefits from substantial front and rear gardens, with the plot measuring approximately 40ft wide at the front and narrowing to around 30ft at the rear.

Both maisonettes offer well proportioned accommodation comprising a living room, kitchen, two bedrooms and a bathroom. The arrangement provides an appealing opportunity for a buy-to-let investor seeking two separate residential units, whilst also offering potential for those looking to improve, reconfigure or add value, subject to the necessary planning permissions, building regulations approval and other relevant consents.

There may be potential to reconfigure the existing accommodation to create a substantial three to four bedroom family home with two bathrooms, subject to the necessary consents. There may also be further potential for extension, again subject to planning.

To the rear is a substantial hard-standing area offering potential for off-road parking and a double garage, subject to the necessary planning permissions and other relevant consents.

The two maisonettes are completely separate properties, each held under its own freehold title and owned by separate vendors. They are being offered for sale together as a combined opportunity, rather



**RARE OPPORTUNITY WITH SIGNIFICANT POTENTIAL
TWO SELF-CONTAINED TWO-BEDROOM APARTMENTS
POTENTIAL TO CONVERT BACK TO DETACHED FAMILY
HOME**

GENEROUS PLOT OF APPROX. 125FT

LARGE PRIVATE FRONT & REAR GARDENS

**SET BACK FROM THE ROAD WITH FAR-REACHING VIEWS
FREEHOLD INCLUDED - NO GROUND RENT OR SERVICE
CHARGE**

**POTENTIAL FOR OFF-ROAD PARKING & DOUBLE GARAGE,
STPP**

GAS CENTRAL HEATING

GOOD ACCESS TO JUNCTION 4 OF THE M40

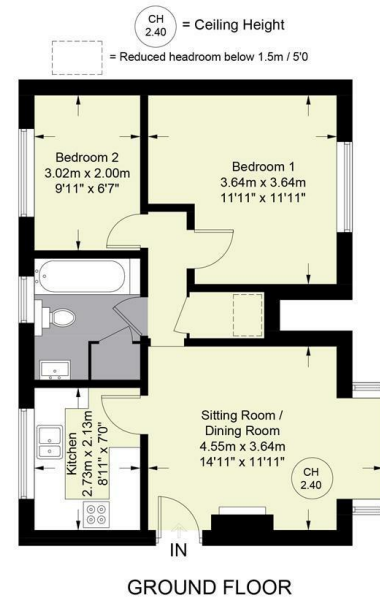






Chapel Lane

Approximate Gross Internal Area = 531 sq ft / 49.3 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.

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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