



11 Charnwood Close, High Wycombe, Buckinghamshire, HP13 7EH

Hurst are pleased to offer to the market this improved upon, two-bedroom, terrace home that has been well cared for by its current owner and is offered in good condition throughout. The property is 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 and the retail park that are also within walking distance. Charnwood close is a small and secluded cul-se-sac situated just off Cock Lane and provides a South/West facing rear garden with far reaching views across the valley. The accommodation comprises; spacious hallways, modern fitted kitchen, lounge with door leading to rear garden and stairs rising to the first floor, where you will find two double bedrooms and a modern family bathroom. The property also benefits from; double glazing, electric heating, allocated parking and an enclosed and secluded rear garden which is low maintenance and comes with a storage shed. This really is a lovely property for a small family or first house purchase and an internal viewing is highly recommended. This could also suit a buy to let investment landlord and we'd expect the monthly rental figure to be circa £1500 PCM.

**TWO BEDROOM TERRACE HOME
FAR REACHING VIEWS TO REAR ASPECT
IDEAL FIRST TIME PURCHASE
UPDATED BY CURRENT OWNER
ALLOCATED PARKING
EASY ACCESS TO JUNCTION 3 OF THE M40
MODERN FITTED KITCHEN & BATHROOM
DOUBLE GLAZING & ELECTRIC HEATING
ENCLOSED REAR GARDEN
INTERNAL VIEWING ADVISED**





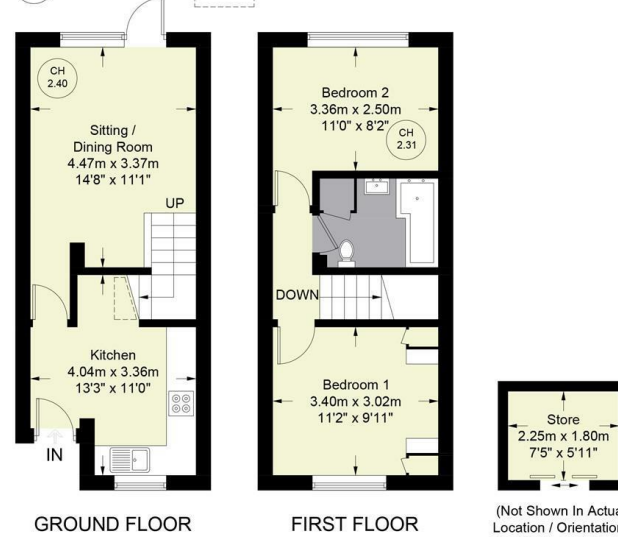


Charnwood Close

Approximate Gross Internal Area
 Ground Floor = 301 sq ft / 28.0 sq m
 First Floor = 312 sq ft / 29.0 sq m
 Store = 43 sq ft / 4.0 sq m
 Total = 656 sq ft / 61.0 sq m



CH 2.40 = Ceiling Height
 [Dashed line] = Reduced headroom below 1.5m / 5'0"



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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk