



Estate Agents
Hurst

Flat 1, 276 Hughenden Road, High Wycombe, Buckinghamshire, HP13 5PE
£300,000

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Offered to the market in IMMACULATE CONDITION throughout is this bright and spacious two bedroom first floor maisonette with SHARE OF FREEHOLD and a beautifully landscaped PRIVATE REAR GARDEN (with shed & workshop), forming part of an attractive and characterful Victorian period conversion. The property enjoys an outstanding position directly opposite the stunning Hughenden Park, offering picturesque green views and a wonderful semi rural feel right on your doorstep. Despite this peaceful setting, it remains just a short walk from High Wycombe town centre and the mainline railway station, providing excellent transport links to London Marylebone in under 30 minutes. This rare combination of open parkland and convenient access to amenities makes the location truly exceptional. The accommodation comprises: private entrance to lobby, spacious hallway, open plan lounge/kitchen/diner, living room/bedroom two, large principal bedroom with fitted wardrobes and a bay window overlooking Hughenden Park, and a modern family bathroom. The property further benefits from: large enclosed private rear garden with shed, workshop and patio seating area, SHARE OF FREEHOLD, newly extended 999 year lease, no ground rent or service charge, ample driveway parking for several cars, gas central heating, UPVC double glazing, and a large fully boarded loft space with pull-down ladder and lighting.



LARGE PRIVATE GARDEN WITH SHED & WORKSHOP

AMPLE DRIVEWAY PARKING

IMMACULATE CONDITION THROUGHOUT

SHARE OF FREEHOLD

NEW 999 YEAR LEASE

NO GROUND RENT OR SERVICE CHARGE

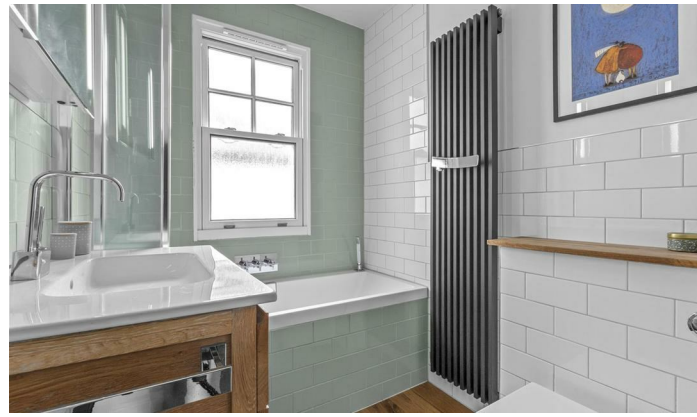
**LARGE PRINCIPAL BEDROOM WITH FITTED
WARDROBES**

VERY LARGE BOARDED LOFT SPACE

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING







Hughenden Road

Approximate Gross Internal Area
 Ground Floor = 34 sq ft / 3.2 sq m
 First Floor = 591 sq ft / 54.9 sq m
 Total = 625 sq ft / 58.1 sq m



Floor Plan produced for Hursts by Media Arcade ©.
 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.



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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