

Asking Price

£260,000 *Leasehold*



A well-presented split-level maisonette that has been well maintained by its current owners, ideally situated close to the village of Downley with its excellent range of local amenities and well-regarded schools. The accommodation comprises; landing entrance, two bedrooms, one of those benefiting from a bay window, modern bathroom, sitting/dining area, modern fitted kitchen, and doors leading out into the private rear garden space featuring a patio seating area. The property further benefits: uPVC double glazing, off street parking, and low service charge costs. An internal viewing is advised. The property is perfectly positioned to enjoy an abundance of countryside walks stretching across to West Wycombe, Hughenden Park and beyond. In addition, High Wycombe town centre and the mainline train station are within walking distance, offering a direct service into London Marylebone, making this an ideal home for commuters.

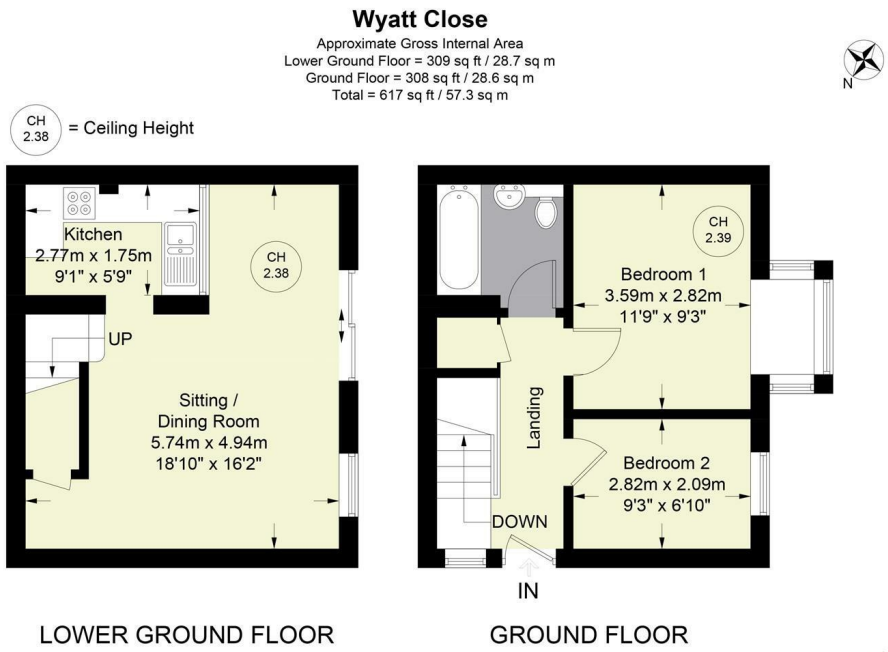
- SPLIT LEVEL MAISONETTE
- PRIVATE REAR GARDEN
- IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT
- UPVC DOUBLE GLAZING
- TWO BEDROOMS
- OFF STREET PARKING
- CLOSE TO LOCAL AMENITIES
- AN INTERNAL VIEWING IS ADVISED



57 Wyatt Close, High Wycombe, Bucks, HP13 5YX

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

LEASEHOLD INFORMATION: LEASE LENGTH: 86 YEARS REMAINING -SERVICE CHARGE: £925.00 EPC Rating: 54
PA -GROUND RENT: £125.00 PA



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.



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 the Solicitor.