



## 21 Green Street, High Wycombe, Buckinghamshire, HP11 2RA

Hurst are pleased to offer to market this Victorian, three bed semi-detached home that was built around the early 1900's, which has been well-maintained throughout and would be an ideal first home or buy to let investments. This property is situated close to High Wycombe's town centre and within walking distance of the mainline railway station, making it perfect for those that commute into London with direct access into London Marylebone.

The accommodation includes; entrance hall, lounge, dining room, modern fitted kitchen, three bedrooms and family bathroom. Further benefits include; gas central heating, double glazing, an enclosed courtyard rear garden that also provides a brick built storage shed. We are open 7 days a week so please contact the office to arrange your viewing.

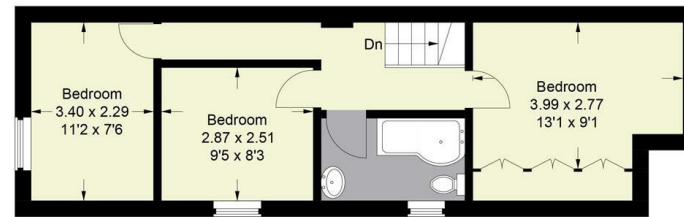
**THREE BEDROOM SEMI-DETACHED  
COURTYARD GARDEN WITH BRICK STORAGE  
LOUNGE & DINING ROOM  
MODERN FITTED KITCHEN  
IDEAL FAMILY HOME CLOSE TO TOWN  
WALKING DISTANCE OF THE TRAIN STATION  
GOOD POTENTIAL AS A BUY TO LET  
INVESTMENT  
DOUBLE GLAZED  
GAS CENTRAL HEATING  
INTERNAL VIEWING ADVISED**



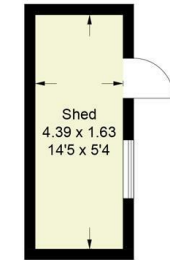




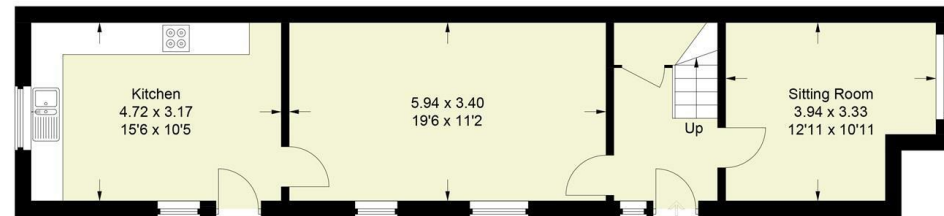
Approximate Gross Internal Area  
Ground Floor = 56 sq m / 603 sq ft  
First Floor = 39.8 sq m / 428 sq ft  
Shed = 7.3 sq m / 78 sq ft  
Total = 103.1 sq m / 1,109 sq ft



**First Floor**



(Not Shown In Actual Location / Orientation)



**Ground Floor**

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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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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