



Estate Agents  
**Hurst**

64 West End Road, High Wycombe, Buckinghamshire, HP11 2QF  
£335,000

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Hurst are pleased to offer to the market, this three bedroom, Victorian end of terrace cottage that is located in a popular residential location in the centre of the town and is just a few minutes walk of the town centre and High Wycombe train station that provides direct access to London Marylebone making it perfect for those looking to commute. This extremely popular property would make an ideal first time home or an extremely good buy to let investment with a rental return of circa £1500PCM. The accommodation includes; front door leading into the sitting room, dining room, fitted kitchen with a utility area and access to rear garden as well as the family bathroom and then three bedrooms to the first floor. The property also benefits from; gas central heating, double glazed windows, courtyard style rear garden with a large patio area, pergola that gives a covered area and also good privacy for the garden. The property also allows for the owner to apply for residents parking permits given its location in the town and the property is offered to the market with no onward chain.



**THREE BEDROOM END OF TERRACE**

**NO ONWARD CHAIN**

**WALK TO TOWN CENTRE**

**TWO RECEPTION ROOMS**

**RESIDENTS PARKING PERMIT AVAILABLE**

**DOUBLE GLAZED**

**IDEAL FIRST HOME OR BUY TO LET PROPERTY**

**ROUGH RENTAL INCOME OF £1500 PCM**

**GAS CENTRAL HEATING**

**GOOD ACCESS TO TRAIN STATION**







**West End Road**

Approximate Gross Internal Area  
 Ground Floor = 408 sq ft / 37.9 sq m  
 First Floor = 338 sq ft / 31.4 sq m  
 Total = 746 sq ft / 69.3 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.