



98A Chapel Lane, High Wycombe, Buckinghamshire, HP12 4BS

Offered to the market with NO ONWARD CHAIN is this bright and spacious two bedroom GROUND FLOOR MAISONETTE, occupying an elevated position within the sought after Sands area of High Wycombe. The property benefits from a private garden area, together with off-road parking to the rear and a 50% share of the freehold.

Requiring modernisation throughout, the property presents an excellent opportunity for a purchaser looking to create a home to their own specification, with well proportioned accommodation and scope to improve and add value.

The property forms part of what was originally a single detached house and is now arranged as two fully self contained maisonettes, with 98A occupying the ground floor. The property sits well back from the road and enjoys a generous plot with attractive far reaching views, including woodland.

The accommodation comprises an entrance hall, lounge/ diner with feature fireplace, fitted kitchen, two bedrooms and family bathroom. Externally, the property benefits from substantial garden areas and a hard standing area to the rear providing off road parking, with further potential for improvement or development subject to the necessary consents.

There may also be potential to reconfigure the existing accommodation or extend the property to create a larger and more substantial home, subject to planning permission and other relevant approvals.

The property is conveniently situated for Junction 4 of the M40, providing excellent access to London and the wider motorway network, while the beautiful West Wycombe National Trust land is also close



**** SOLD STC BY HURST ESTATE AGENTS ****
PRIVATE FRONT & REAR GARDEN
OFF STREET PARKING TO THE REAR
REQUIRING MODERNISATION THROUGHOUT
FAR REACHING VIEWS
GROUND FLOOR MAISONETTE
PRIVATE ENTRANCE
TWO BEDROOMS
SPACIOUS LOUNGE/DINER

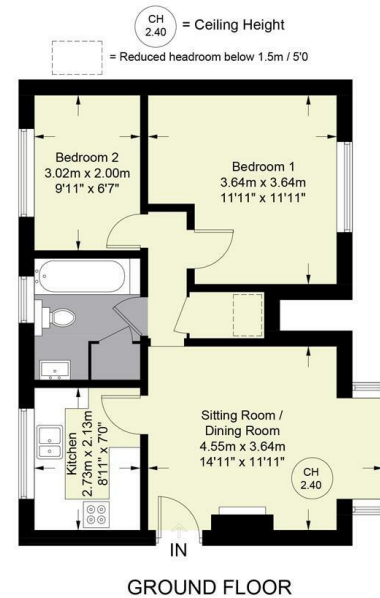






Chapel Lane

Approximate Gross Internal Area = 531 sq ft / 49.3 sq m



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.

Hursts
 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