



Estate Agents
Hurst

13 Wendover Street, High Wycombe, Buckinghamshire, HP11 2JE
£550,000

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A bright and spacious FOUR/FIVE bedroom family home, presented in good condition throughout and boasting a double-storey rear extension. Currently arranged as a generous family home, this versatile property also offers excellent investment potential and could be converted into a high-yielding HMO, with scope for five or more lettable rooms (subject to the necessary consents). Situated in a prime central location, the property is just a short walk from High Wycombe's vibrant town centre and the popular Eden Shopping Centre, as well as being ideally placed for local schools, transport links, and amenities. The accommodation comprises: welcoming entrance hall, large through lounge/diner, spacious fitted kitchen, ground floor shower room, additional dining room/bedroom five, four well-proportioned bedrooms to the first floor, and a family bathroom.

Further benefits include: driveway parking for up to three vehicles, a generous enclosed rear garden with patio seating area and brick-built shed, gas central heating, and UPVC double glazing throughout. This property represents an ideal purchase for both families looking for extra space and investors seeking a strong rental opportunity.



LARGE EXTENDED HOME

FOUR/FIVE BEDROOMS

SHORT WALK OF TOWN CENTRE

POTENTIAL HMO INVESTMENT OPPORTUNITY

DRIVEWAY PARKING FOR X3 CARS

LARGE REAR GARDEN WITH PATIO SEATING AREA

BRICK BUILT STORAGE SHED

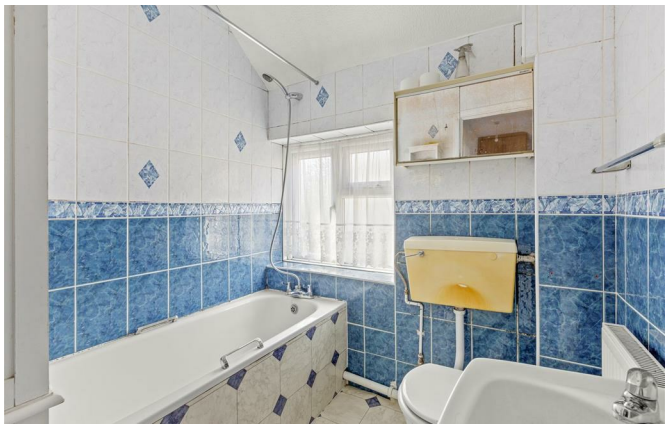
GOOD CONDITION THROUGHOUT

SPACIOUS LOUNGE/DINER

GAS CENTRAL HEATING

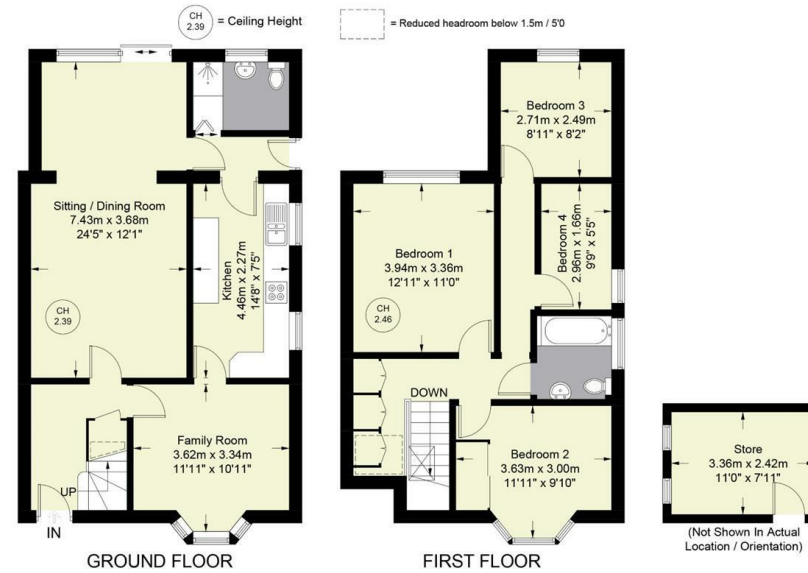






Wendover Street

Approximate Gross Internal Area
 Ground Floor = 687 sq ft / 63.8 sq m
 First Floor = 578 sq ft / 53.7 sq m
 Outbuilding = 86 sq ft / 8.0 sq m
 Total = 1351 sq ft / 125.5 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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