Hurst Estate Agents

15 Wayside, High Wycombe, Buckinghamshire, HP13 7LD

Offers In Excess Of £300,000

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Offered to the market with NO ONWARD CHAIN is this well presented two DOUBLE bedroom semi-detached house. The property is located in a quiet cul-de-sac within walking distance of High Wycombe town centre and train station, which connects to London Marylebone in less than 30 minutes. The accommodation comprises: entrance lobby, spacious living room, kitchen/dining room, ground floor bathroom and two double bedrooms. The property further benefits from a large enclosed rear garden, ample non-restricted on street parking, gas central heating and UPVC double glazing. The property is ideally situated for access to a number of highly regarded local schools including The Royal Grammar School, Wycombe High School and John Hampden Grammar School, all of which are well known for their strong academic performance and popularity with families. For outdoor space, the property is within easy reach of The Rye Park, offering extensive green space, a boating lake and leisure facilities, ideal for families and dog walkers alike. There is also excellent access to the M40 (Junctions 3 & 4), providing convenient links to London, Oxford and the wider motorway network, making this an ideal purchase for commuters.

NO ONWARD CHAIN

WALKING DISTANCE TO TRAIN STATION

CUL-DE-SAC LOCATION

TWO DOUBLE BEDROOMS

KITCHEN/DINING ROOM

SPACIOUS LIVING ROOM

ENCLOSED REAR GARDEN

NON-RESTRICTED ON STREET PARKING

GAS CENTRAL HEATING

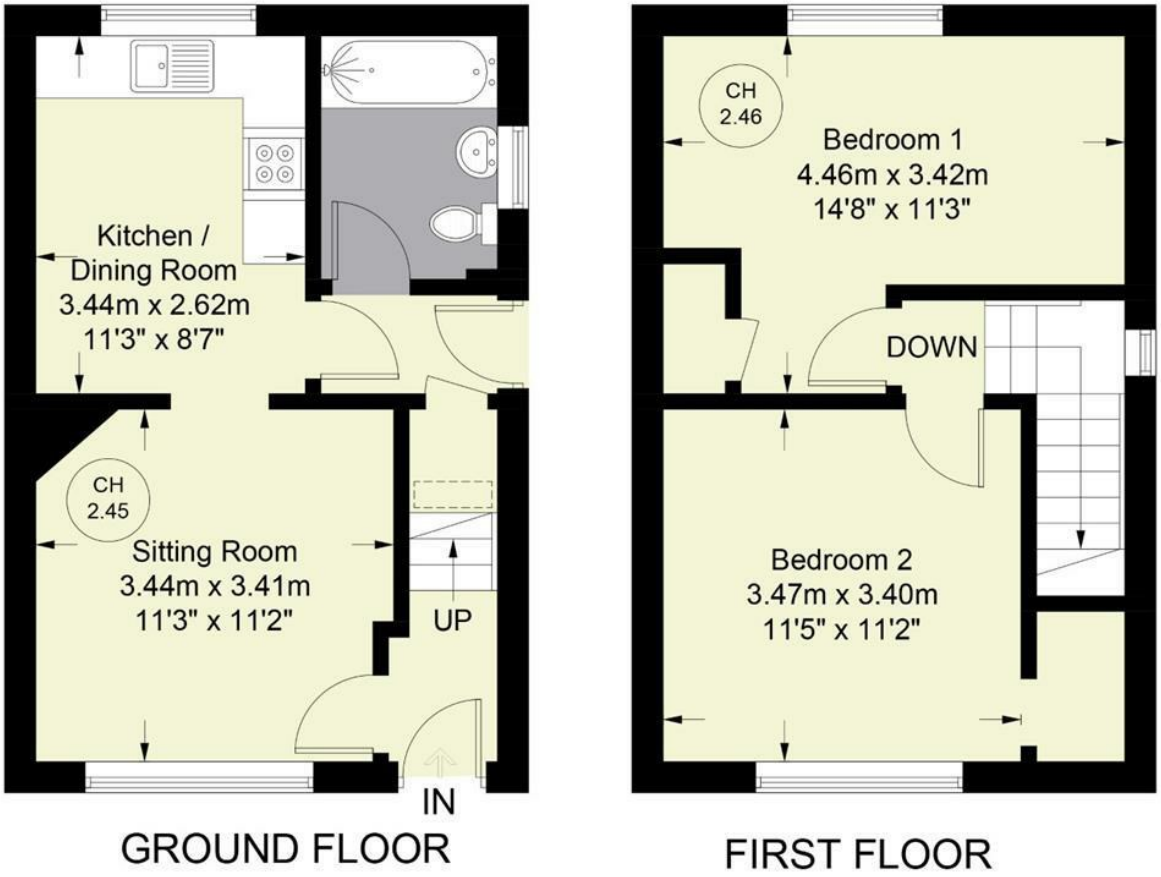
UPVC DOUBLE GLAZING

Wayside

Approximate Gross Internal Area
Ground Floor = 338 sq ft / 31.4 sq m
First Floor = 335 sq ft / 31.1 sq m
Total = 673 sq ft / 62.5 sq m

= Reduced headroom below 1.5m / 5'0

CH 2.45 = Ceiling Height



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.

Estate Agents Hurst

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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