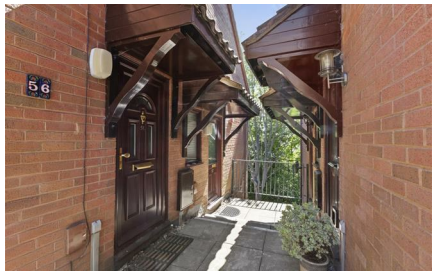
Estate Agents
Hurst







Asking Price **£260,000** *Leasehold*



A well-presented split-level maisonette that has been well maintained by its current owners, ideally situated close to the village of Downley with its excellent range of local amenities and well-regarded schools. The accomodation comprises; landing entrance, two bedrooms, one of those benefiting from a bay window, modern bathroom, sitting/dining area, modern fitted kitchen, and doors leading out into the private rear garden space featuring a patio seating area. The property further benefits: uPVC double glazing, off street parking, and low service charge costs. An internal viewing is advised. The property is perfectly positioned to enjoy an abundance of countryside walks stretching across to West Wycombe, Hughenden Park and beyond. In addition, High Wycombe town centre and the mainline train station are within walking distance, offering a direct service into London Marylebone, making this an ideal home for commuters.

- SPLIT LEVEL MAISONETTE
- TWO BEDROOMS
- PRIVATE REAR GARDEN
- OFF STREET PARKING
- IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT
- CLOSE TO LOCAL AMENDITIES
- UPVC DOUBLE GLAZING
- AN INTERNAL VIEWING IS ADVISED



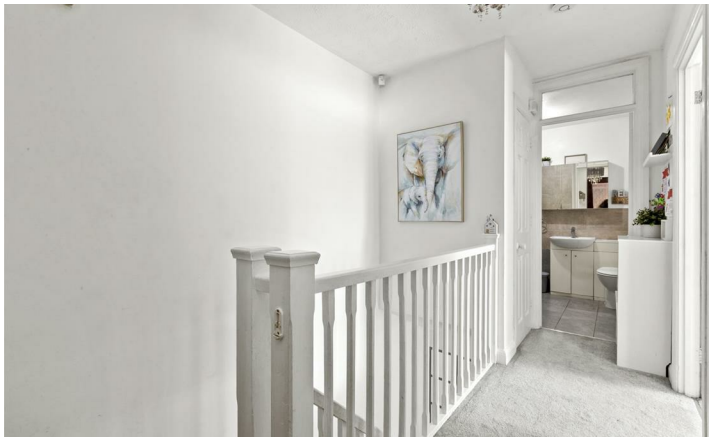


57 Wyatt Close, High Wycombe, Bucks, HP13 5YX

Hurst Estate Agents, 1 Crendon Street, High Wycombe, Bucks, HP13 6LE Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk

LEASEHOLD INFORMATION: LEASE LENGTH: 86 YEARS REMAINING -SERVICE CHARGE: £925.00 PA -GROUND RENT: £125.00 PA

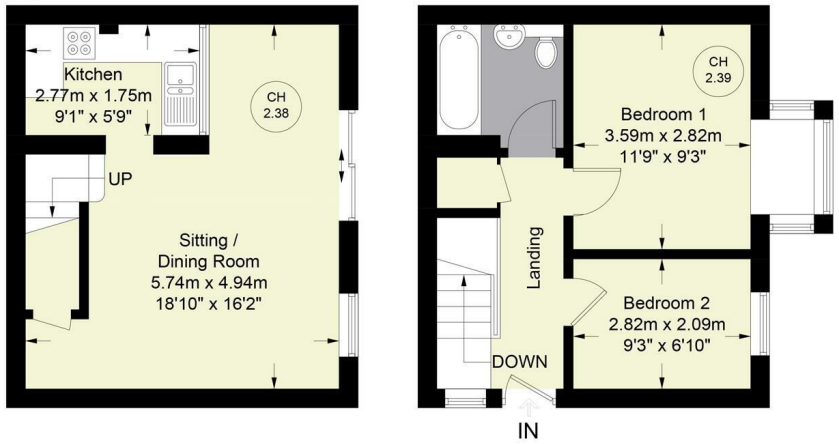
EPC Rating: 54



Wyatt Close

Approximate Gross Internal Area
Lower Ground Floor = 309 sq ft / 28.7 sq m
Ground Floor = 308 sq ft / 28.6 sq m
Total = 617 sq ft / 57.3 sq m

CH 2.38 = Ceiling Height



LOWER GROUND FLOOR GROUND FLOOR

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.









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 the Solicitor.