



# 1 Terriers End, High Wycombe, Buckinghamshire, HP13 7DB

Offered to the market with NO ONWARD CHAIN and in good condition throughout is this bright and spacious two DOUBLE bedroom maisonette with DRIVEWAY PARKING for two cars and a large shared REAR GARDEN to the rear. The property is located in a quiet and tucked away position on the sought after Terriers side of High Wycombe within walking distance of local schools, shops and transport facilities including the Royal Grammar School and High Wycombe mainline train station (which connects to London Marylebone in less than 30 minutes). The accommodation comprises: entrance hall, storage cupboard, spacious lounge/diner with patio doors opening out to the garden, spacious fitted kitchen, two large double bedrooms and family bathroom. The property further benefits: driveway parking for TWO cars, large shared rear garden (shared with upstairs maisonette), a further enclosed garden space to the side of the property, gas central heating and UPVC double glazing.

## LEASEHOLD INFORMATION:

- Lease length: 116 years remaining.
- Ground rent: £0
- Service charge: between £800-£1,000 P.A (varies yearly).

**GROUND FLOOR MAISONETTE**  
**PRITE ENCLOSED GARDEN AREA WITH LARGE SHARED GARDEN**  
**NO ONWARD CHAIN**  
**DRIVEWAY PARKING FOR TWO CARS**  
**TWO SPACIOUS DOUBLE BEDROOMS**  
**LONG LEASE LENGTH**  
**SPACIOUS LOUNGE/DINER**  
**SHORT WALK TO SHOPS**  
**CLOSE TO RGS SCHOOL**  
**GAS CENTRAL HEATING**







### Terriers End

Approximate Gross Internal Area = 736 sq ft / 68.4 sq m  
 Store = 39 sq ft / 3.6 sq m  
 Total = 775 sq ft / 72.0 sq m



### GROUND FLOOR

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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