



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

Offered to the market is this rare opportunity to acquire 98 & 98a Chapel Lane, comprising two self-contained two-bedroom apartments, forming part of what was originally a four-bedroom detached house. This is an appealing opportunity for investors, developers or owner-occupiers seeking a property with significant scope to improve, reconfigure and add value.

Set well back from the road, the property occupies a generous plot of approximately 125ft in depth, with attractive far-reaching views including woodland. The property benefits from substantial front and rear gardens, with the plot measuring approximately 40ft wide at the front and narrowing to around 30ft at the rear. The property comprises two separate freehold titles, with no service charge or ground rent payable as part of the sale.

Both apartments offer well-proportioned accommodation comprising a living room, kitchen, two bedrooms and a bathroom. The property offers excellent versatility, with the potential, subject to the necessary planning permissions, building regulations approval and other relevant consents, to retain the existing two-apartment arrangement or potentially reconfigure the accommodation back into a substantial three to four-bedroom detached family home with two bathrooms, with further potential for extension, subject to planning. To the rear is a substantial hard-standing area offering potential for off-road parking and a double garage, subject to planning. The property is offered freehold, with no service charge or ground rent as part of the sale. An internal viewing is advised.



**RARE OPPORTUNITY WITH SIGNIFICANT POTENTIAL
TWO SELF-CONTAINED TWO-BEDROOM APARTMENTS
POTENTIAL TO CONVERT BACK TO DETACHED FAMILY
HOME**

GENEROUS PLOT OF APPROX. 125FT

LARGE PRIVATE FRONT & REAR GARDENS

**SET BACK FROM THE ROAD WITH FAR-REACHING VIEWS
FREEHOLD INCLUDED - NO GROUND RENT OR SERVICE
CHARGE**

**POTENTIAL FOR OFF-ROAD PARKING & DOUBLE GARAGE,
STPP**

GAS CENTRAL HEATING

GOOD ACCESS TO JUNCTION 4 OF THE M40

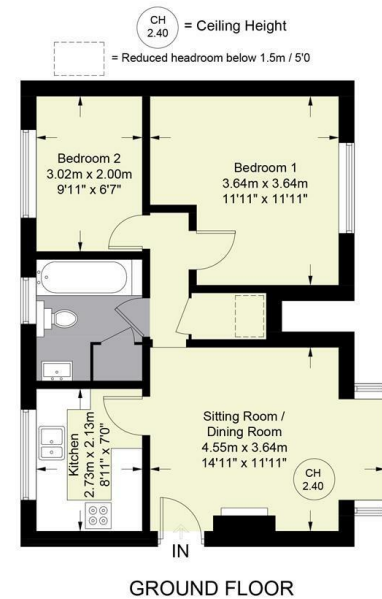






Chapel Lane

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.

Hurst 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.

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