





# 10 Rectory Avenue, High Wycombe, Buckinghamshire, HP13 6HW

Hurst are delighted to bring to market this very rare opportunity to purchase this two bedroom ground floor maisonette, that is offered to the market with a share of freehold and no ground rent. Situated in one of the most sought-after locations in High Wycombe, and tucked away just off Amersham Hill is this private property that comes with a large rear garden, its own garage and driveway parking for two vehicles. This superb property would make an ideal purchase for any first time buyer, especially for those looking to commute to London as it is just a short walk to the train station, that offers a direct line service into London Marylebone, alternatively it would make an excellent buy to let investment with an expected rental figure of circa £1,400 PCM and with the added bonus of no service charge or ground rent. The accommodation comprises; entrance hall, fitted kitchen with door leading out onto rear garden, lounge/diner, two bedrooms and family bathroom. The property further benefits; detached garage with driveway parking for two vehicles, enclosed and secluded rear garden which is mainly laid to lawn, provides side access and a huge decking area, gas central heating, UPVC double glazing the remainder of a 999 year lease, share of freehold and peppercorn ground rent. This really is a perfect first time buyer home and an internal viewing is highly recommended. The property really does require an internal and early viewing.



**TWO BEDROOM MAISONETTE**  
**GROUND FLOOR PROPERTY**  
**DETACHED GARAGE & DRIVEWAY PARKING**  
**ENCLOSED REAR GARDEN & DECKING AREA**  
**SOUGHT-AFTER LOCATION CLOSE TO STATION**  
**GAS CENTRAL HEATING & DOUBLE GLAZED**  
**SHARE OF FREEHOLD**  
**PEPPERCORN GROUND RENT**  
**985 YEARS REMAINING ON A 999 YEAR LEASE**  
**INTERNAL VIEWING HIGHLY ADVISED**





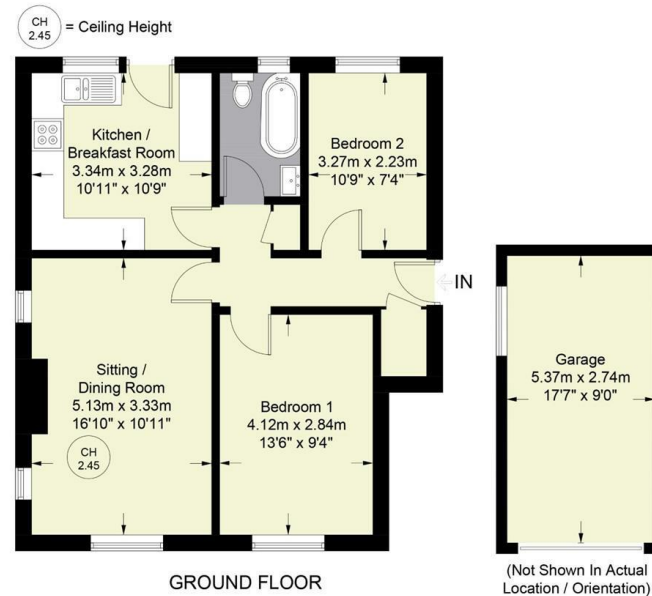






## Rectory Avenue

Approximate Gross Internal Area = 651 sq ft / 60.5 sq m  
Garage = 158 sq ft / 14.7 sq m  
Total = 809 sq ft / 75.2 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.

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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