



Estate Agents
Hurst

Wick Cottage, 53 London Road, High Wycombe, Bucks, HP11 1BN

£695,000

Wick Cottage, 53 London Road, High Wycombe, Bucks, HP11 1BN

An extremely rare opportunity to acquire this stunning Victorian property that provides well over 2300sq ft of accommodation, but does require a complete renovation and modernisation throughout. This four double bedroom period property has been significantly extended over the years to provide sizeable and versatile rooms, as well as coming with so many wonderful features that you'd expect with this age/type of property, including Large bay windows, high ceilings, original fireplaces and the amazing leaded glass sky light on the landing which is absolutely stunning. The location is also perfect for those looking to commute to London, offering excellent transport facilities including the mainline train station (offering a direct service into London Marylebone) which is within a five minute walk away and Junction 3 and 4 of the M40 which are both easily accessible. The accommodation comprises; spacious entrance hall, guest bathroom suite, fitted kitchen/breakfast room, inner lobby, utility room, study, large sitting room with bay window, dining room, second kitchen to first floor, four huge double bedrooms and family bathroom. The property further benefits from; partial double glazing, high ceilings, original fireplaces, driveway parking, gas central heating and a large level plot which isn't fully visible from the imagery provided. This property really does lend itself to a number of buyers from investors / possible HMO (license permitting) or as a wonderful family home once the work has been completed. We expect the interest to be high, so please contact us to arrange an internal viewing. The property is also offered to the market with no onward chain.

Front Loft - 7.83m W / 4.39m D / 2.87m H

Back Loft - 8.44m W / 6.15m D / 2.86m H



- FOUR DOUBLE BEDROOMS**
- CHARACTER FILLED PROPERTY**
- COMPLETE RENOVATION REQUIRED**
- NO ONWARD CHAIN**
- GAS CENTRAL HEATING**
- LARGE LEVEL PLOT**
- STUNNING PROPERTY**
- IDEAL LOCATION FOR TOWN AND TRAIN STATION**
- DRIVEWAY PARKING**
- EARLY VIEWING ADVISED**





London Road

Approximate Gross Internal Area
 Ground Floor = 1201 sq ft / 111.6 sq m
 First Floor = 1172 sq ft / 108.9 sq m
 Total = 2373 sq ft / 220.5 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.



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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk