



B Hatt Master Locksmiths, West End Street, High Wycombe, Buckinghamshire, HP11 2JG Offers over £425,000 *Freehold*

This rare opportunity to purchase this property on West End Street which is currently being used as a commercial unit but has submitted plans to convert back into a residential home.

- Development opportunity
- Potential to extend/convert (subject to planning)
- Planning submitted to convert back to a residential home
- Driveway for multiple cars
- No onward chain
- In need of modernisation
- Garages in the rear garden
- Current business is relocating and NOT for sale
- EPC: To be confirmed



This rare opportunity to purchase this property on West End Street which is currently being used as a commercial unit but has submitted plans to convert back into a residential home.

On the ground floor, the current property boasts; two large reception rooms, a cloakroom, rear garden with garages/shed with power. On the first floor, you have a double bedroom, bathroom, fitted kitchen and sitting room.

The property is also offered to the market with no onward chain.

** The business that currently operates at the property is NOT for sale and will be relocating **

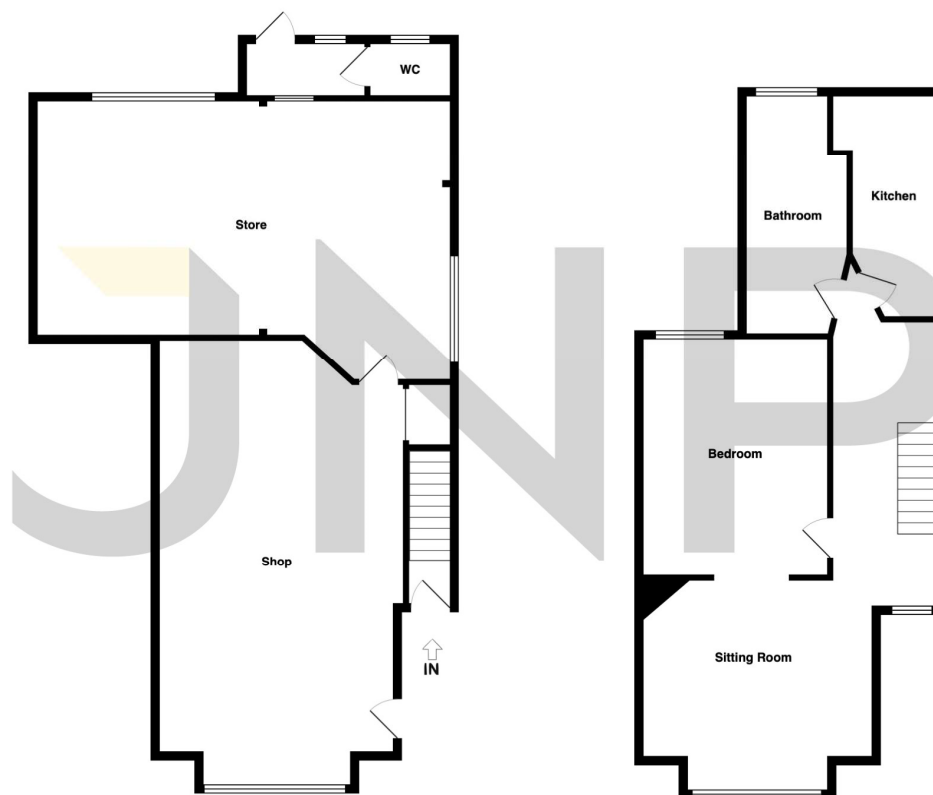
Freehold Notes
Council Tax band C. EPC band TBC.

Agents Note
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the

recommended provider. The ancillary service provider may be an associated company of JNP Estate Agents Ltd.

AML Disclaimer
Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.





The approximate total area for the elements of the property represented on the floorplan is 136 SqM (1464 Sq.Ft)

West End Road, High Wycombe, Buckinghamshire, HP11 2JG

This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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