

Estate Agents
Hurst

23 Elvaston, Rectory Avenue, High Wycombe, Buckinghamshire, HP13 6GF

£325,000

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Offered to the market in IMMACULATE CONDITION and benefiting from a SHARE OF FREEHOLD, this stunning second floor two double bedroom apartment boasts two bathrooms, an allocated parking space and a beautiful west facing balcony.

Elvaston occupies a highly desirable position on Rectory Avenue, arguably one of High Wycombe's most sought after residential streets. The development combines the charm of an original Victorian building with purpose built apartments constructed behind the historic frontage, creating an appealing blend of period character and modern living. Ideally located within a short walk of High Wycombe town centre, the mainline railway station and a range of local amenities, the property is perfectly suited to first time buyers and commuters alike, offering a convenient yet tucked away setting.

The accommodation comprises an entrance hall, a spacious open plan lounge/kitchen/diner with patio doors opening onto a private west facing balcony, two generous double bedrooms (principal bedroom with fitted wardrobes), en-suite shower room, and a separate family bathroom.

Further benefits include a generous fully boarded loft storage space with a pull down ladder, power and lighting, secure entrance with intercom system, an allocated parking space, communal gardens, gas central heating via a Worcester Bosch boiler (installed in 2022), Hive heating controls and UPVC double glazing. The property has been lovingly maintained, with a full repaint and new carpets installed in July 2026, alongside a new Bosch oven and washing machine.

STUNNING SECOND FLOOR APARTMENT

SHARE OF FREEHOLD

ALLOCATED PARKING BAY

PRIVATE BALCONY

WELL MAINTAINED COMMUNAL GARDENS

LARGE BOARDED LOFT STORAGE (36'01" x 20'6")

TWO DOUBLE BEDROOMS

EN-SUITE SHOWER ROOM

IMMACULATE CONDITION THROUGHOUT

SHORT WALK TO TRAIN STATION























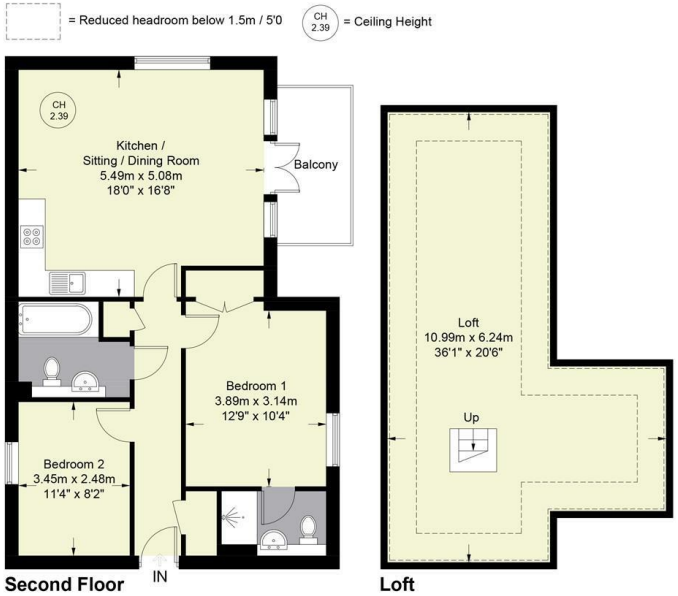






Elvaston, Rectory Avenue

Approximate Gross Internal Area = 732 sq ft / 68.0 sq m
(Excluding Loft)



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

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