



## Hillview Road

High Wycombe

HP13 6XU

Monthly Rental Of £1,595

- A WELL PRESENTED SEMI-DETACHED HOUSE
- Available April Unfurnished. Convenient for Station
- Easy Walking Distance From The Royal Grammar School
- Sitting Room With Views, 18'7 Kitchen-Diner, Utility Lobby
- 3 Bedrooms, White Bathroom. 2 Car Standing, Gardens
- EPC Rating: D Council Tax Band: C



T: 01494 358358

E: [lettings@wyeres.co.uk](mailto:lettings@wyeres.co.uk)

W: [www.wyeres.co.uk](http://www.wyeres.co.uk)

# 20 Hillview Road High Wycombe HP13 6XU

## PROPERTY FACTS

A well presented semi detached house, available April unfurnished....Gas radiator central heating, sealed unit double glazing....Entrance hall....Bay windowed sitting room 12' x 11' overall with views....Striking refitted L shaped kitchen-diner 18'7 x 11'5 overall with a door to the utility lobby....First floor landing....Bay windowed bedroom one 11'11 x 11'2 overall with views over several square miles....Bedroom two 11'6 x 10'2....Bedroom three 8'3 x 8'2....White fitted bathroom....Standing for two cars and outside tap....Gardens front and rear, triangular in shape....Garden shed....Council tax band C

Available mid April - to the North East of the town and station, a well presented semi detached house with stunning views across Wycombe. Entrance hall, bay windowed sitting room, excellent 18'7 kitchen-diner, utility lobby, 3 bedrooms, white bathroom, gas central heating and double glazed. Gardens to the front and rear with 2 car standing space.

## LOCATION FACTS

Little more than a mile North East of High Wycombe town centre and station, which provides 25 minute London Marylebone trains....Local shops are just yards away, as are buses in to town; frequent Heathrow buses operate along the A40 less than a mile distant....The Royal Grammar School is within walking distance....Two M40 accesses are within ten minutes drive.

## DIRECTIONS

In an approach from High Wycombe centre, leave on the A404 towards Amersham and, directly above the station, turn right in to Totteridge Road. At the traffic lights turn left in to Bowerdean Road and just after the second mini roundabout turn right in to Hillview Road. The property can be found on the left at the junction with Perth Road.

