



Hollow Rise, High Wycombe, Buckinghamshire, HP13 5NU

*We are pleased to offer for sale this two-bedroom end terrace house located in a quiet no through road within walking distance of Hughenden park and the town centre.*

Front Door | Modern Fitted Kitchen | Good Size Lounge/Dining Room | First Floor Landing | Two Double Bedrooms | Family Bathroom | Enclosed Rear Garden | Allocated Parking | Open Plan Front Garden | Central Heating Via Ground Source Heat Pump | Double Glazed Windows | Walking Distance To Town Centre, Railway Station And Hughenden Park | No Through Road Location |



We are pleased to offer for sale this two-bedroom end terrace house located in a quiet no through road within walking distance of Hughenden park and the town centre. Having been improved by the current owners and presented in good order the property is heated by central heating supplied by a ground source heat pump, has double glazed windows, a modern fitted kitchen, good size lounge/dining room, two double bedrooms and first floor bathroom. Externally the property has an enclosed rear garden, open plan front garden and allocated car parking space.

**Price... £315,000**

*Freehold*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		93
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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## LOCATION

The property is situated on the fringe of the town centre in a popular residential location. The town is easily accessible on foot and offers a huge selection of shopping facilities, bars, restaurants, cinema and bowling alley as well as providing 25-minute trains into London Marylebone as well as direct links to Oxford and Birmingham. The M40 motorway can be accessed at Junction 3 or 4 and provides good access to the motorway network. There are popular local schools nearby as is Hughenden Park and the National Trust owned Hughenden Manor.

## DIRECTIONS

From our office in Crendon Street, ascend the hill into Amersham Hill and then take the first turning left into Priory Road. Take the second turning right into Benjamin Road and at the roundabout turn right into Hampden Road. At the end of the road turn left and then take the second turning right into Coningsby Road and at the brow of the hill turn right into Lawsons Rise and then first right into Hollow Rise.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band C

### EPC RATING

D

### MORTGAGE

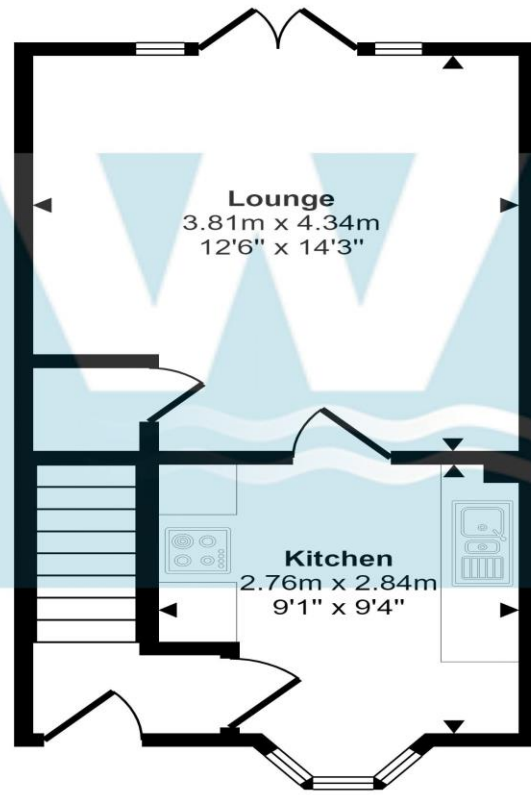
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

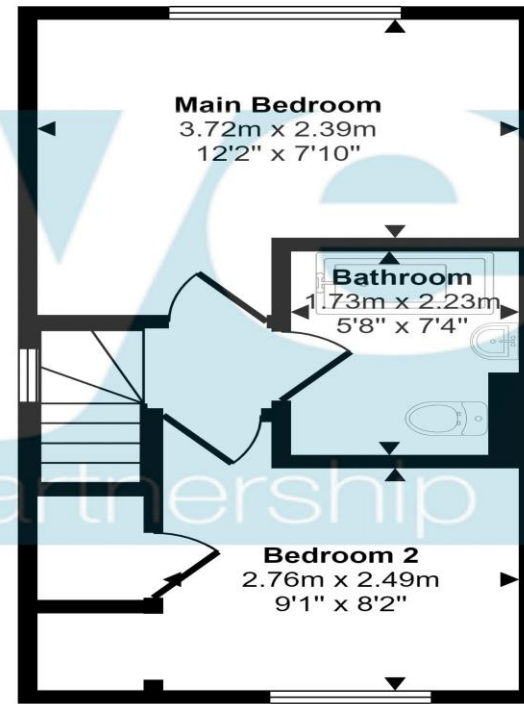
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**Approx Gross Internal Area  
56 sq m / 601 sq ft**



**Ground Floor  
Approx 28 sq m / 305 sq ft**



**First Floor  
Approx 28 sq m / 296 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership