



Hillary Road, High Wycombe, Buckinghamshire, HP13 7RB

An extended three-bedroom semi-detached property in a popular location the North East of High Wycombe.

| An Extended Semi-Detached Property | Popular Location to North East of Wycombe | Porch | Entrance Hall | Living room | Family Room | Dining Room | Kitchen with Utility Area | Three Bedrooms | Bathroom | Double Glazing | Gas Radiator Heating | Enclosed Rear Garden |

An extended semi-detached property to the North East of High Wycombe in the popular area of Totteridge with convenient access to the town centre. In brief the accommodation comprises; entrance porch, entrance hall, living room, family room, dining room, kitchen with utility area, three bedrooms, bathroom, double glazing, gas radiator heating, enclosed rear garden.



Price... £400,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



LOCATION

Situated just 1.5 miles to the east of the town centre, the property is located conveniently with a choice of convenience stores close by which cater for all day-to-day needs. Larger shopping facilities are also close by and the town centre and station is easily accessible. Close to local recreational facilities for children as well as being within walking distance of local schools.



DIRECTIONS

From our office in Crendon Street ascend the hill and turn right immediately after the railway station into Totteridge Road and continue through the traffic lights at the bottom and ascend the hill. At the brow of the hill turn right into Wingate Avenue and take the second turning on the right into Hillary Road and bear to the left where the property can be found on the left.



ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

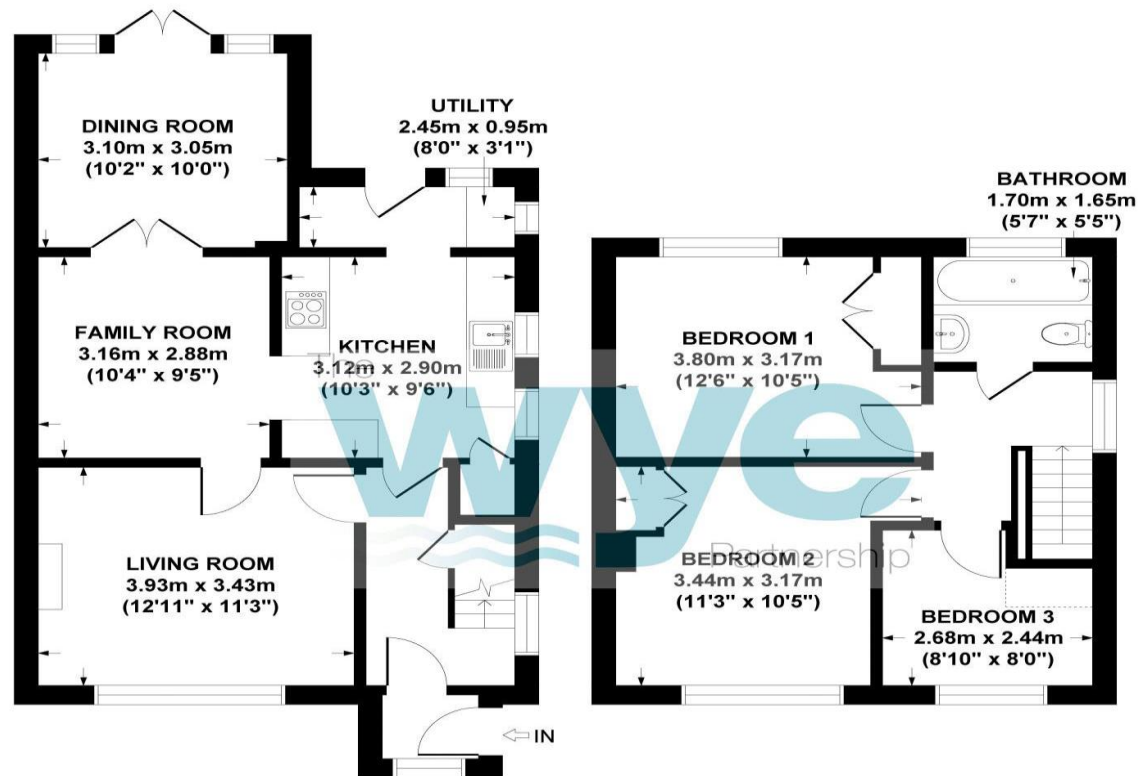
C

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.



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 54 SQ M / 585 SQ FT

FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 40 SQ M / 430 SQ FT

HILLARY ROAD, HIGH WYCOMBE, HP13 7RB
APPROX. GROSS INTERNAL FLOOR AREA 94 SQ M / 1015 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE
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 wyeres.co.uk

The **wye** Partnership