



JNP

163 Hicks Farm Rise, High Wycombe, Buckinghamshire, HP13 7SQ

Asking price £450,000 *Freehold*

An immaculately presented, three-bedroom, semi-detached property set in the desirable east side of High Wycombe town centre.

- Beautifully presented three bedroom semi-detached property
- Stunning landscaped garden
- Recently renovated throughout
- Driveway & large garage
- Spacious living accommodation
- Views overlooking High Wycombe
- Three well-proportioned bedrooms
- Finished to a High Specification
- EPC: C



Presenting this immaculately presented, three-bedroom, semi-detached property set in the desirable east side of High Wycombe town centre. The property comprises; to the ground floor you have a porch with plenty of room for coats & shoes to separate them from the living space, this follows through to a spacious living room and then follows to the open plan kitchen/diner all of which has been finished to a high specification with new radiators, the flooring has been isolated with Kingspan and new chipboard and stylish covings have been installed throughout.

On the first floor, you have the large primary double bedroom, a further double bedroom, a further single bedroom, and a stunning modern family bathroom suite. The first floor benefits from acoustic Kingspan and acoustic chipboards with rubber to prevent noise from increasing throughout the home. The property further benefits from a beautifully landscaped, mature garden which is split by three tiers, to the first tier you have a large patio space that acts as a perfect sun trap. To the second tier, you have a lovely

space for barbeques, and smokehouse and additional patio space for eating and dining.

To the final tier, you have a large open lawn that has a vegetable patch for growing various fruits and vegetables. The property currently has an array of flowers, plants and fruit blossoming including raspberries, gooseberries, strawberries and grape vines. The property further benefits from a level driveway and a large garage with access through the garden and also further benefits from having CCTV throughout the property and new plastering of the entire home. The locality of the property is within a short drive of the High Wycombe town centre that offers an array of local amenities including local shops, bars, restaurants and the High Wycombe train station which provides easy routes into London via the main train line. This is a perfect family home and a viewing is highly recommended to fully appreciate what this property has to offer.

Freehold Notes

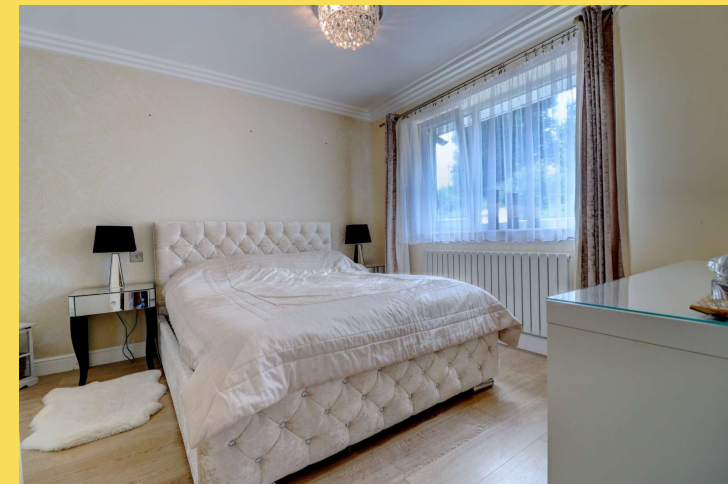
The property offers a potential rental income of £1700.00-1800.00 PCM. Council Tax band D. EPC band C.

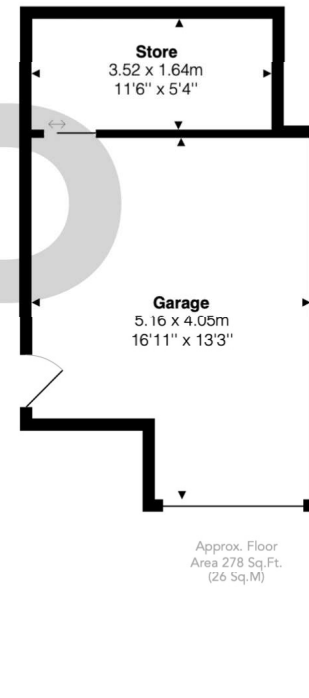
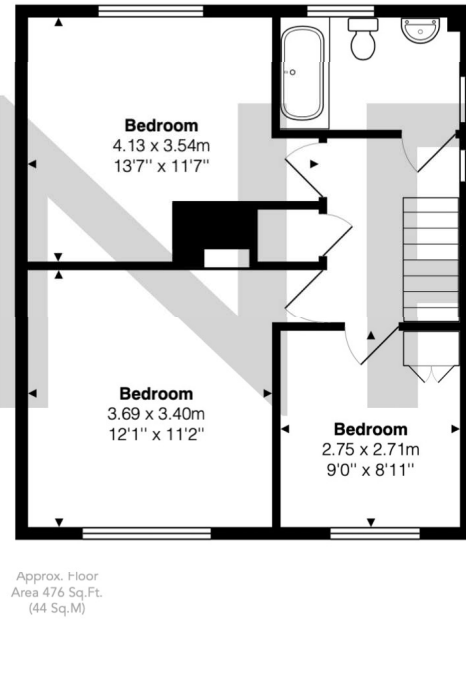
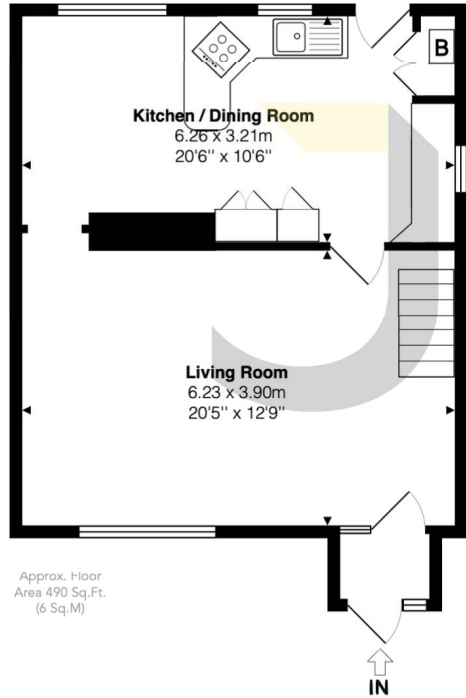
Agents Note

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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 116 SqM (1244 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd 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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