



120 Hicks Farm Rise, High Wycombe, Buckinghamshire, HP13 7SW    Asking price £385,000 *Freehold*

This well-presented semi-detached family home is situated on a popular road to the East of High Wycombe and will make the ideal family home.

- Semi-detached family home
- Three-bedroom
- Driveway parking
- Two reception rooms
- Tiered rear garden
- Schools close by
- Fitted kitchen
- Four-piece suite in the bathroom
- Sought after location
- Multipurpose room with power/lighting in garden.
- EPC: To be confirmed



This well-presented semi-detached family home is situated on a popular road to the East of High Wycombe and will make the ideal family home.

The property in brief boasts; an entrance hall, lounge, separate dining room, fitted kitchen, two double bedrooms with built-in wardrobes to the master, a single bedroom and a four-piece family bathroom. Further benefits include; driveway parking, a landscaped rear garden, gas central heating and double glazing throughout. Multipurpose room with power/lighting in garden.

The property is located within easy reach of local amenities and bus routes with Junction 3 of the M40 Motorway (London bound only) also within a short drive. High Wycombe town centre is also within a short drive where the

Eden shopping precinct, numerous restaurants, library, theatre and a mainline train station can be found.

Directions

From our office in Crendon Street ascend the hill turning right into Totteridge Road. Continue down to the traffic lights, proceed straight over and ascend the hill. At the very end of the road turn right into Hatters Lane and take the next left at the roundabout to descend Hicks Farm Rise where the property can be found on the right-hand.

Freehold Notes

Council Tax band C. EPC band TBC.

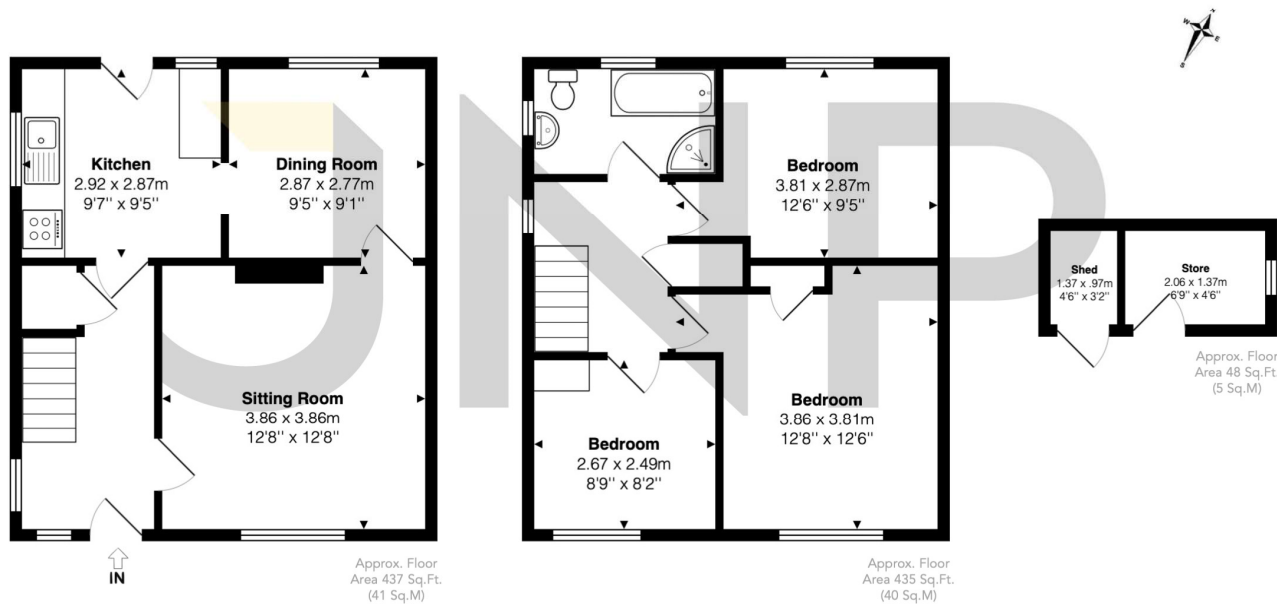
Agents Note

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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 86 SqM (920 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd is 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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