



Lily Cottage, Hughenden Road, High Wycombe, Buckinghamshire, HP13 5PD      Asking price £425,000 *Freehold*



# Three Bedroom End-Terrace House

- 3 bedroomed family home with beautiful open plan living areas,
- High specification kitchen with integrated appliances and quartz worktops,
- Wood effect ceramic flooring throughout ground floor,
- Off-road parking for two vehicles,
- Double doors opening from living area to private patio, Family bathroom, guest cloakroom and en-suite shower room to master bedroom,
- Underfloor heating on ground floor with radiators on first and second floor,
- Side access to rear garden,
- Individual EPCs are available upon request
- Excellent location – walking distance to train station and town centre,
- EPC: B





This new-build family home is perfectly located just outside of the centre of High Wycombe – offering the rare chance to buy a brand new house, within walking distance of the train station and town centre.

Built by a renowned local Developer, this three-bedroomed home has been finished to an excellent standard throughout. A luxury kitchen with integrated appliances, cupboards and work surfaces is complemented by a high-quality wood effect ceramic flooring which runs throughout the ground floor. The open plan feel to this ground floor is complimented by double doors which lead to the large patio with side access and banked garden space.

Two double bedrooms complete the first floor of this lovely house, whilst the second floor is home to a third double

room and en-suite. The stairs, bedrooms and landing areas are fitted with high-quality carpets and all bathrooms are well-finished with stylish suites.

The homes are raised to the road and have off-road parking for two cars.

Freehold Notes

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

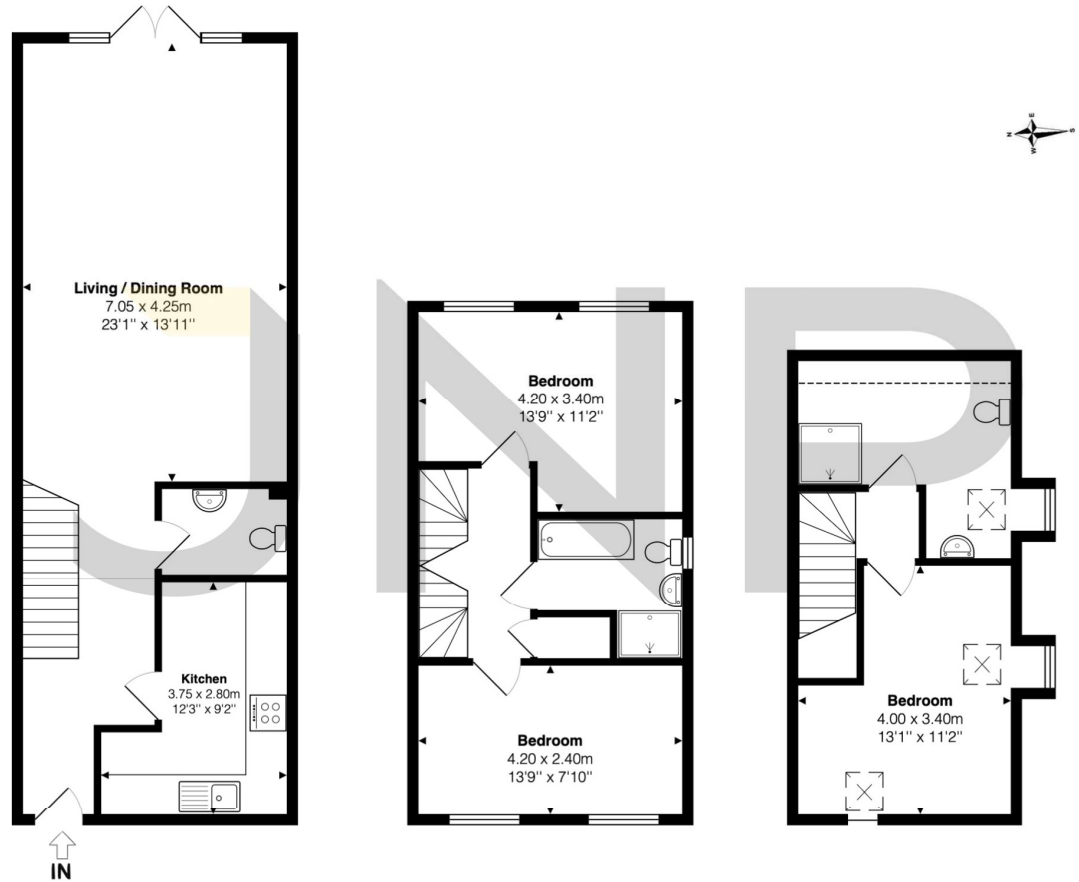
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AML Disclaimer

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 112 SqM (1203 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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