



71 Hillary Road, High Wycombe, Buckinghamshire, HP13 7RB      Asking Price £385,000 *Freehold*



# A Three Bedroom Semi Detached House

- Semi detached house
- Three bedrooms
- Separate lounge and dining room
- Kitchen
- Bathroom
- Garden with a brick built storage
- Driveway parking
- Schools close by
- EPC: C





Found within close proximity to High Wycombe town centre is this three bedroom semi detached house. The property comprises entrance hall, living room, dining room and kitchen to the ground floor. To the first floor are three bedrooms, bathroom and a separate WC. To the rear is a sizable garden with a brick built storage to the side. The property further benefits from a driveway parking.

The property is conveniently located for schools and bus routes to and from High Wycombe town centre where the Eden shopping precinct, numerous restaurants, library, theatre and a mainline train station to London, Marylebone can be found. An internal inspection is highly recommended.

#### Directions

From the office, ascend the hill turning right past the train station onto Totteridge Road. Continue to the traffic lights and proceed straight over. Continue to the brow of the hill turning right into Wingate Avenue and take the second right again into Hillary Road. Follow along and the property can be found on the left hand side.

The property offers a potential rental income of £1500,00 PCM. Council Tax band C. EPC band C.

#### Agents Note

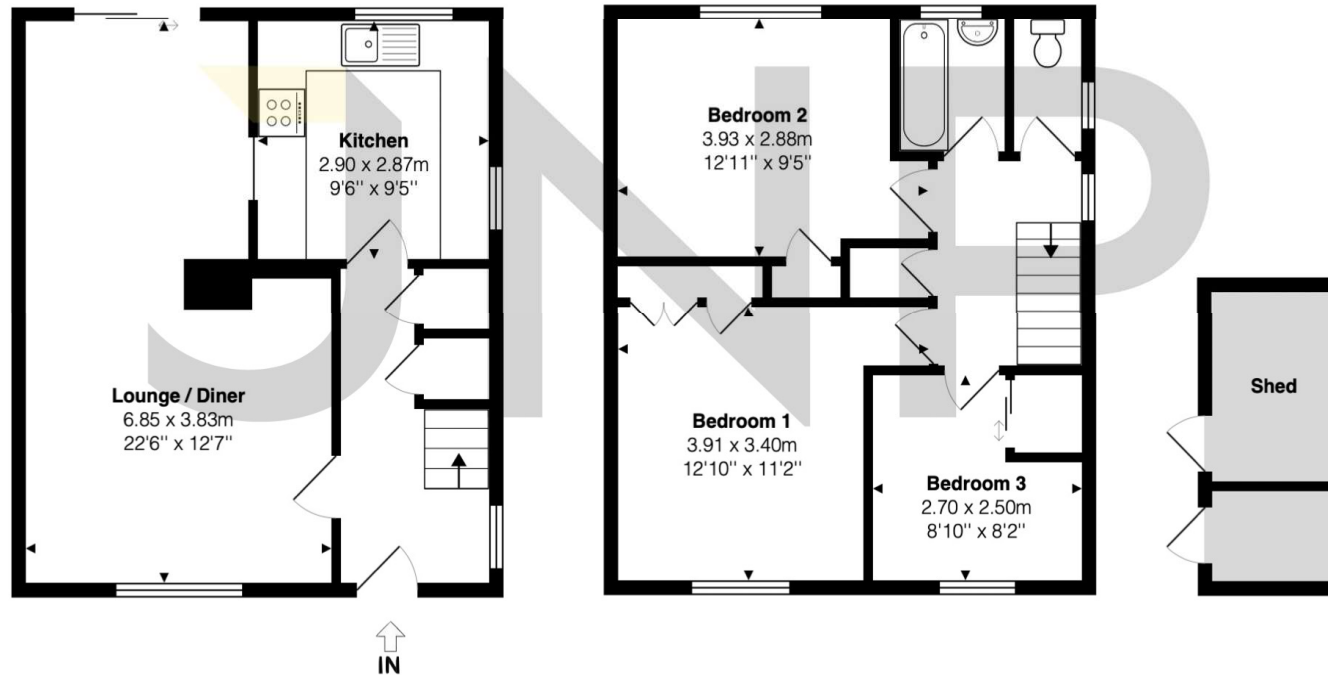
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#### AML Disclaimer

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 80 SqM (861 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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