



41 Hicks Farm Rise, High Wycombe, Buckinghamshire, HP13 7SX **Asking price £400,000** *Freehold*

This three-bedroom end of terrace family home is situated on the East of High Wycombe and is offered to the market with no onward chain.

- Three-bedroom End of terrace home
- Desired location
- Offered with no onward chain
- Two reception rooms
- Tired rear garden
- Two reception rooms
- Ideal family home
- Wet room and separate cloakroom
- Walking distance to Schools
- East side of High Wycombe
- In need of modernisation
- EPC: D



The property in brief boasts; an entrance hall, dining room, fitted kitchen and L-shaped lounge. On the first floor, you will find three good-sized bedrooms, a wet room and a separate cloakroom. Further benefits include; a tiered landscaped rear garden, gas central heating and on-street parking.

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. The property is offered with no onward chain and viewing is recommended.

Directions

Leave High Wycombe town centre in a northerly direction along the A404(Amersham Hill) and continue along this road. Take the right onto Totteridge Road and follow this road up. Follow this road to the very end and at the roundabout, take the right turning onto Hatters Lane. Continue along this road and at the next roundabout, take the first left onto Hicks Farm Rise. Continue down the hill and the property will be located to your right. You will have reached your destination.

Freehold Notes

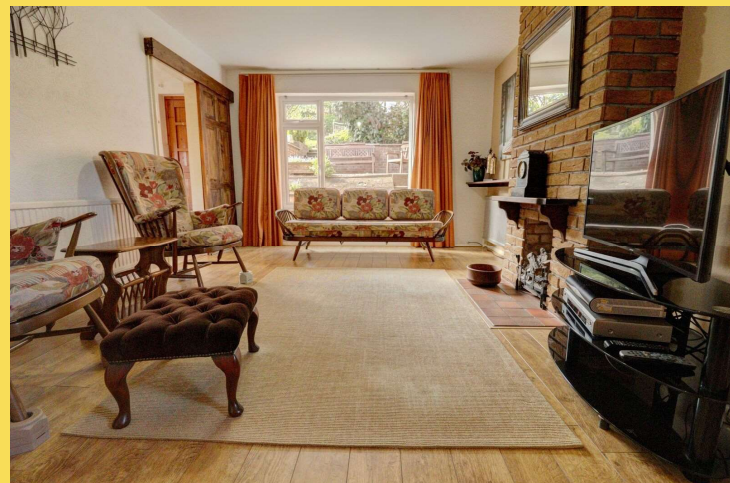
Council Tax band C. EPC band D.

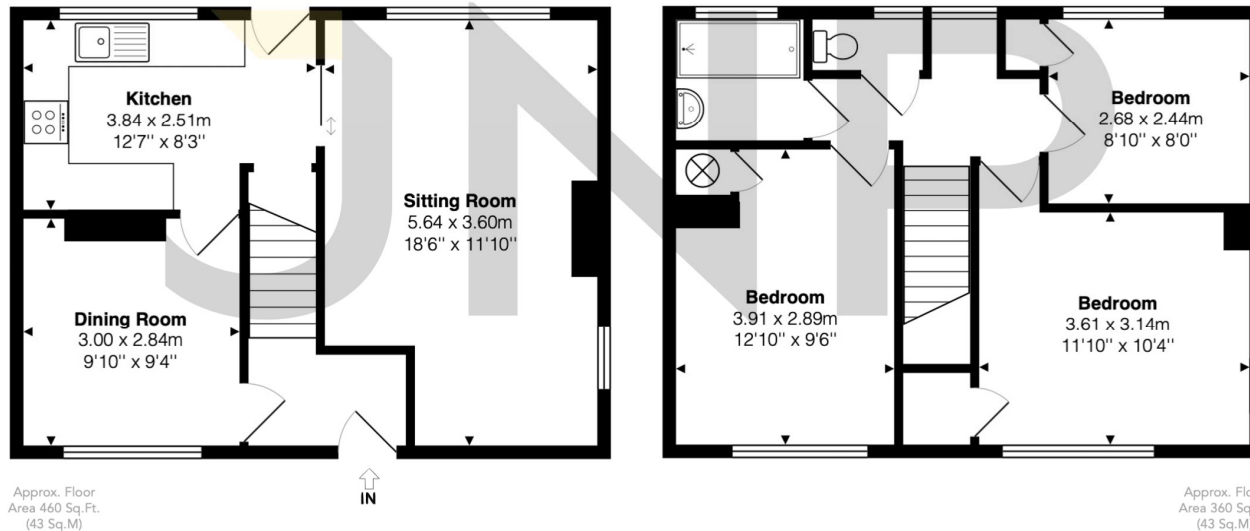
Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of AIG (KH) Ltd T/A JNP.

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 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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