

**Rye
View**
H O M E S





Hughenden Road

High Wycombe, Buckinghamshire
HP13 5HS

Freehold
Guide Price £350,000

- Three Bedrooms
- Semi-Detached House
- Two Reception Rooms
- Fitted Kitchen
- Bathroom with Separate WC
- Utility Room
- Rear Garden
- Driveway Parking
- Close to Town Centre & Train Station
- No Onward Chain

RyeView Homes are pleased to present to the market this three bedroom, semi-detached house, located within walking distance to High Wycombe town centre and train station.

The property comprises entrance hall, two reception rooms, fitted kitchen, utility room, three bedrooms and bathroom. Further benefits include a rear garden and driveway parking.

Ideal buy to let investment or first time purchase.

(All measurements are approximate only)

GROUND FLOOR

Reception Room One

12' 6" (3.81m) x 11' 9" (3.58m)

Reception Room Two

12' 2" (3.71m) x 11' 9" (3.58m)

Kitchen

11' 1" (3.38m) x 9' (2.74m)

Utility Room

8' (2.44m) x 6' 9" (2.06m)

Bathroom

7' 4" (2.24m) x 6' 9" (2.06m)

WC

4' 3" (1.30m) x 2' 6" (0.76m)

FIRST FLOOR

Bedroom One

15' 8" (4.78m) x 11' 9" (3.58m)

Bedroom Two

12' 6" (3.81m) x 11' 9" (3.58m)

Bedroom Three

12' 2" (3.71m) x 9' 5" (2.87m)

OUTSIDE

Rear Garden

Driveway Parking

Tenure

Advised by vendor - Freehold

Council Tax Band

B

Viewing

Strictly by appointment only

NOTE: These particulars are intended only as a guide to prospective viewers to enable them to

decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective applicant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.



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