



32 The Rise, High Wycombe

£475,000



Robertsons

## 32 The Rise

High Wycombe, High Wycombe

A well presented semi detached family home, backing onto woodland in this ever popular no through road. Entrance hall, Sitting room, Dining room, Kitchen, Three bedrooms, Bathroom, Gas central heating, Double glazing, Garage and parking, Gardens.

Council Tax band: D

Tenure: Freehold





### **Entrance hall**

Stairs to first floor with under stairs storage cupboard, radiator, wall thermostat

### **Sitting room**

Radiator, window to front

### **Dining room**

Radiator, double doors to garden

### **Kitchen**

Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, built in AEG oven and Electrolux four ring hob with extractor over, space for fridge/freezer, wall mounted and concealed Worcester gas fired central heating boiler, built in storage cupboard, two windows to rear, door to garage, door to garden

### **Landing**

Access to loft space, window to side

### **Bedroom 1**

Radiator, airing cupboard housing foam clad hot water cylinder and shelved storage, window to front

### **Bedroom 2**

Radiator, range of fitted wardrobes, window to rear

### **Bedroom 3**

Radiator, built in wardrobe, window to front

### **Bathroom**

White suite comprising panelled bath with mixer tap and rainfall shower over, low level W.C., wash hand basin with mixer tap, heated towel rail, down lighters, tiled walls, window to rear

### **Front garden/Parking**

There is parking space to the front. The remainder is laid to lawn with flower and shrub borders

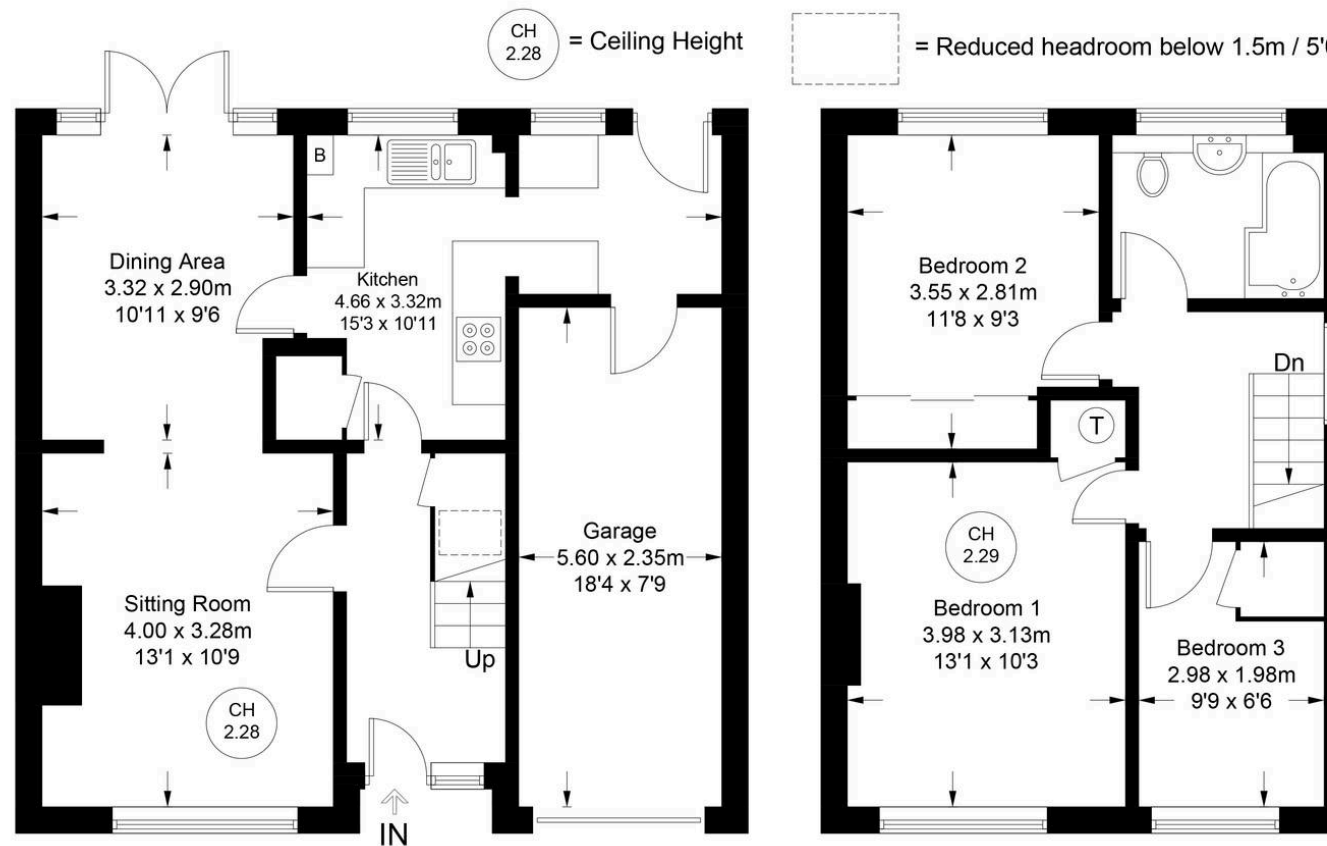
### **Garage**

With metal up and over door, light and power





Approximate Gross Internal Area = 99.0 sq m / 1066 sq ft (Including Garage)



Floor Plan produced for Robertsons by Media Arcade ©.  
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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