



**71 Hillary Road, High Wycombe, Buckinghamshire, HP13 7RB - £390,000**

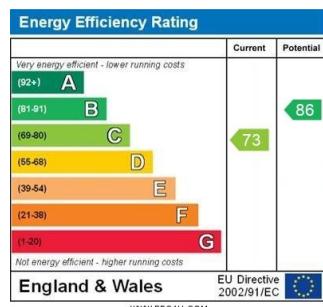
## *A three-bedroom semi-detached property in a popular location the North East of High Wycombe.*

| Semi-Detached Property | Popular Location To North East Of Wycombe | Living Room | Diner | Double Glazing | Enclosed Rear Garden | Outdoor Shed Storage | Gas Radiator Heating | Off-Street Parking |

A 3-bedroom semi-detached property to the North East of High Wycombe in the popular area of Totteridge with convenient access to the town centre. In brief the accommodation comprises; entrance hall, lounge/diner, kitchen, three bedrooms, bathroom, double glazing, gas radiator heating. To the outside there is off-street parking and a good size enclosed rear garden. Far reaching views.

## **Price... £390,000**

*Freehold*



## LOCATION

Situated just 1.5 miles to the east of the town centre, the property is located conveniently with a choice of convenience stores close by which cater for all day-to-day needs. Larger shopping facilities are also close by and the town centre and station is easily accessible. Close to local recreational facilities for children as well as being within walking distance of local schools.

## DIRECTIONS

From our office in Crendon Street ascend the hill and turn right immediately after the railway station into Totteridge Road and continue through the traffic lights at the bottom and ascend the hill. At the brow of the hill turn right into Wingate Avenue and take the second turning on the right into Hillary Road and bear to the left where the property can be found on the left.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band C

### EPC RATING

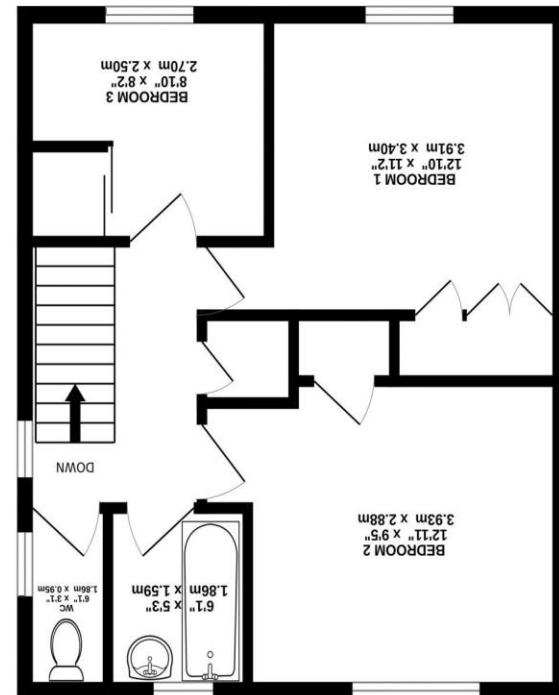
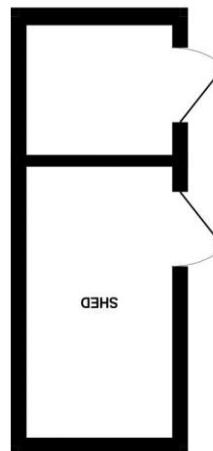
C

## MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

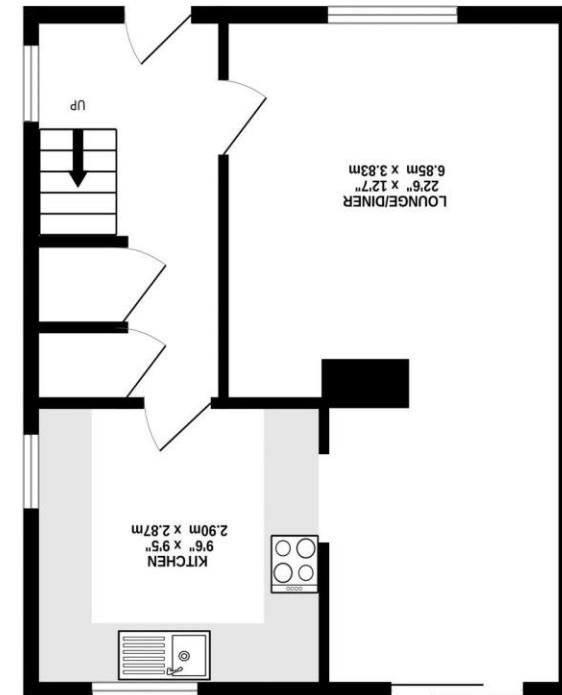


*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*



453 sq ft (42.1 sq m) approx.  
1ST FLOOR

448 sq ft (41.6 sq m) approx.  
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TOTAL FLOOR AREA: 861sq ft (80.0 sq m) approx.