

77 Green Hill, High Wycombe, Buckinghamshire, HP13 5QF - £469,950

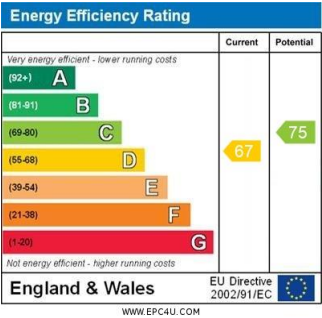


*Split level detached home in popular, sought-after location, with valley views to the rear.*

| Spacious Split Level Detached Home in Sought-After Location | General Updating Required | Fabulous Valley Views to the Rear | Reception Hall | Cloakroom | Spacious Living Room with Patio Doors to Garden | Dining Room | Kitchen | Three First Floor Bedrooms all with Views | Family Bathroom | Gas Central Heating | Double Glazing | Garage and Driveway | Private Secluded Garden | No Onward Chain | Viewing Recommended |

Situated in a hugely popular location with delightful valley views, a split level three-bedroom detached home offered with no onward chain. There are three bedrooms on the upper floor all of which enjoy lovely views and a bathroom. From the reception hall, there are stairs leading down to the kitchen and dining room with a further couple of steps down to the living room with patio doors to the private rear garden. There is a garage, a driveway and potential for general improvement. The property is within easy walking distance of the Royal Grammar School. Viewing is recommended.

**Price... £469,950**  
*Freehold*





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## LOCATION

Situated just under a mile from the train station and within walking distance of the highly regarded Royal Grammar School. There are localised shops close by at Terriers which cater for most day-to-day needs and the town centre, which is easily accessible, provides a whole range of shopping and leisure facilities as well as transport links with mainline rail links to London and Birmingham. There are open fields and woodland close by for countryside walks.

## DIRECTIONS

From our office in Crendon Street, ascend the hill continuing into Amersham Hill and then into Amersham Road. On reaching the traffic lights at the Royal Grammar School, turn left into Hamilton Road and then take the next turning right into Ridgeway. Take the first turning on the left into Green Hill, pass round the sharp left-hand bend and proceed for a short distance where the property will be found on the right-hand side.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band E

### EPC RATING

D

### 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.*

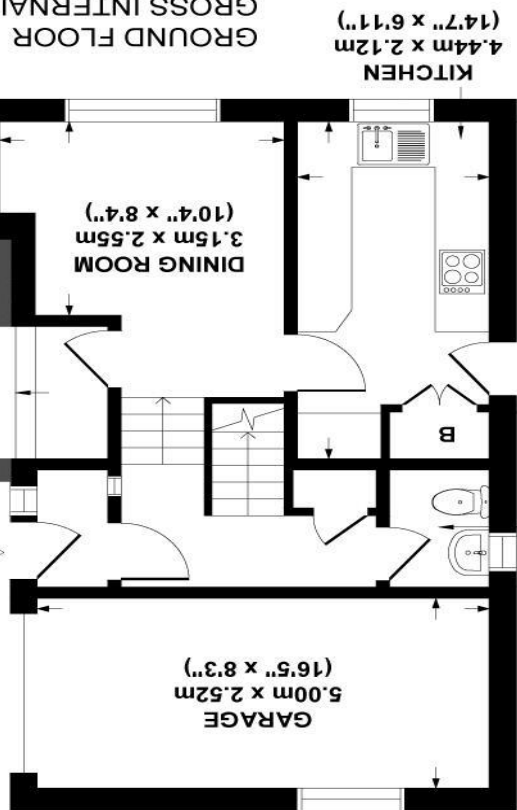
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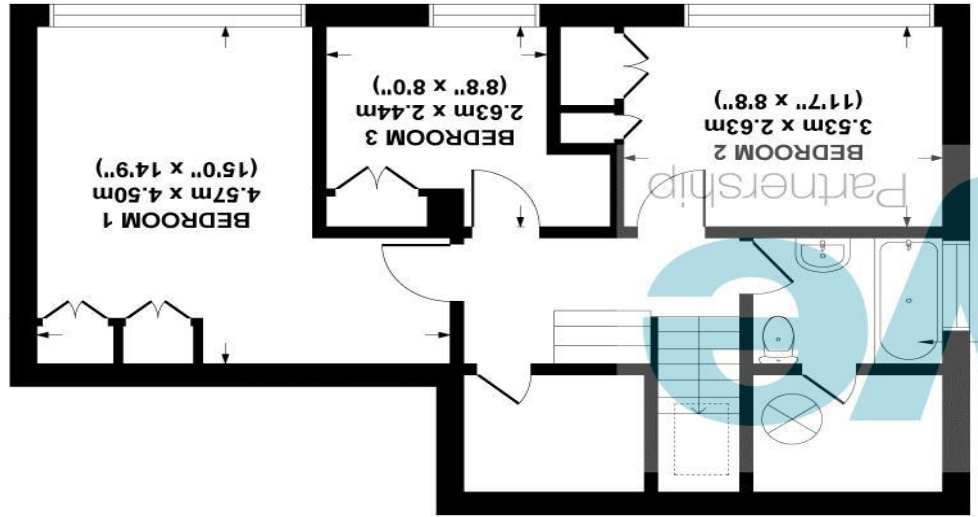
WC  
1.54m x 1.20m  
(5'1" x 3'11")

GARAGE  
5.00m x 2.52m  
(16'5" x 8'3")



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 65 SQ M / 700 SQ FT

BATHROOM  
2.10m x 1.78m  
(6'11" x 5'10")



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 53 SQ M / 575 SQ FT

GREEN HILL HIGH WYCOMBE, HP13 5QF  
APPROX. GROSS INTERNAL FLOOR AREA 118 SQ M / 1275 SQ FT  
(INCLUDING GARAGE)  
FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE