

A photograph of a two-story brick house with a dark grey tiled roof and a chimney. The house has a white front door and several windows, some with white frames and others with dark wood paneling. A large green bush is on the left, and a small tree with yellow leaves is in the front yard. A wooden fence runs along the left side of the property. A paved driveway leads to the right side of the house. The house number "134" is visible on the wall next to the door.

134 Hicks Farm Rise, High Wycombe, Buckinghamshire, HP13 7SW - £425,000

Superbly presented semi detached home with ample parking and landscaped terraced garden.

| An Improved and Exceptionally Well-Presented Semi Detached Home | Convenient and Popular Residential Location | Reception Hall | Lounge | Modern Fitted Kitchen/Dining Room | Landing | Three Bedrooms | Bathroom | Gas Central Heating | Double Glazing | Landscaped Terraced Gardens | Off Street Driveway Parking for 4 Cars | Viewing Strongly Recommended |

We are delighted to offer this superbly presented semi detached home which has been the subject of extensive improvement by the current owners. The property benefits from a modern fitted open plan kitchen/dining room, a separate lounge and there are three bedrooms and a bathroom on the first floor. The accommodation benefits from double glazing, gas fired central heating, an extensively landscaped terraced garden to the rear and driveway parking to the front for 4 cars. Viewing is strongly recommended.

Price... £425,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		80
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		



LOCATION

Situated in a popular residential location on the east side of High Wycombe within easy reach of local convenience stores which cater for all day-to-day needs. The Wycombe Retail Park is just over half a mile away as are larger supermarkets. The town centre is less than two miles away and provides a wide variety of shops, restaurants, leisure facilities, cinema and bars as well as a mainline railway station to London and Birmingham.

DIRECTIONS

From High Wycombe town centre ascend the A404 Amersham Hill and continue into Amersham Road, pass through two sets of traffic lights and on reaching the two mini roundabouts, pass over the first and turn right at the second into Totteridge Lane. Continue until reaching the third mini-roundabout and then turn left into Hicks Farm Rise. Descend the hill and the property can be found halfway down on the left-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

C

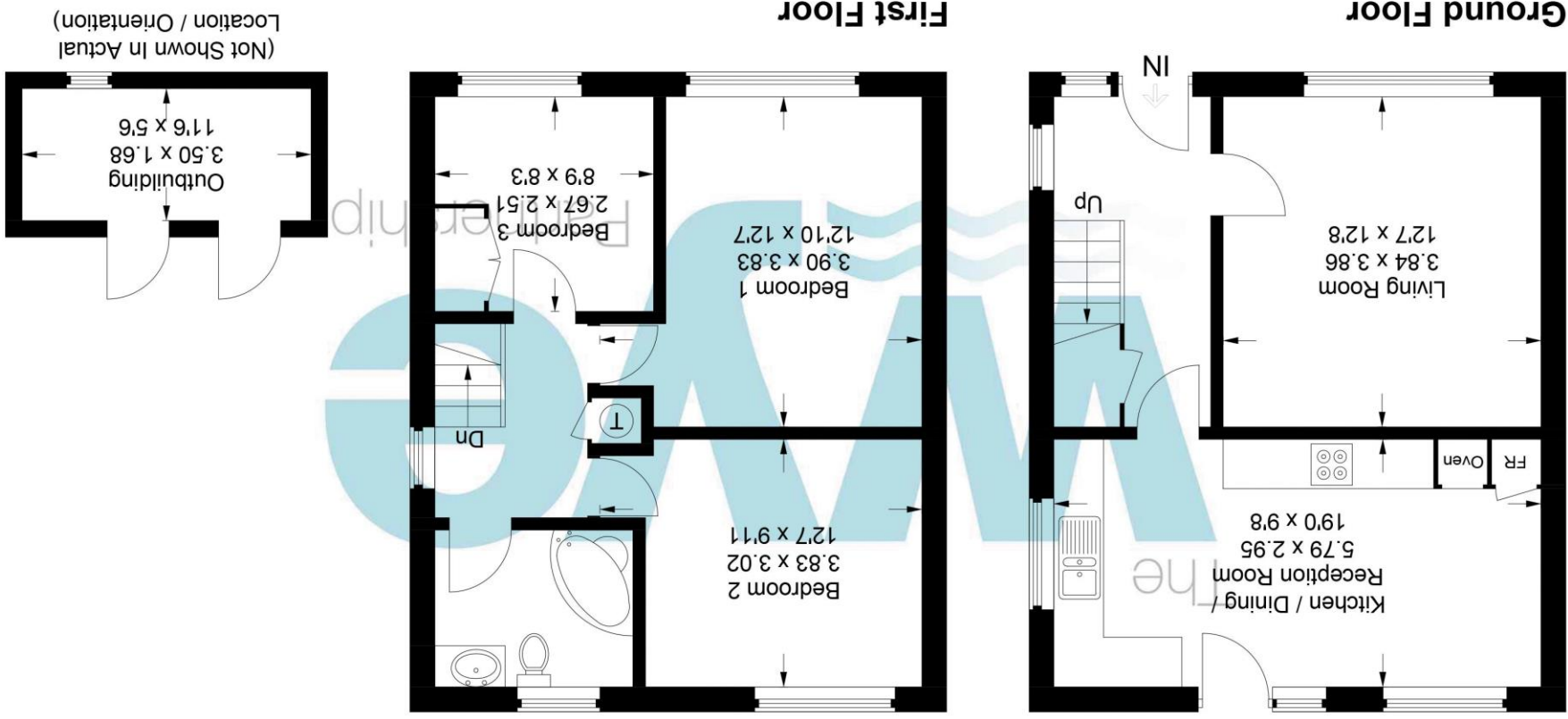
MORTGAGE

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.



134 Hicks Farm Rise Approximate Gross Internal Area Ground Floor = 42.4 sq m / 456 sq ft First Floor = 42.2 sq m / 454 sq ft Outbuilding = 5.6 sq m / 60 sq ft Total = 90.2 sq m / 970 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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