





# 134 Hicks Farm Rise

High Wycombe, High Wycombe

- Superbly Presented Semi Detached Home
- Entrance Hall, Lounge, Refitted Kitchen/Dining Room
- Three Bedrooms and Family Bathroom
- Landscaped Gardens, Ample Driveway Parking
- Popular Location on the East Side of Town

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

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

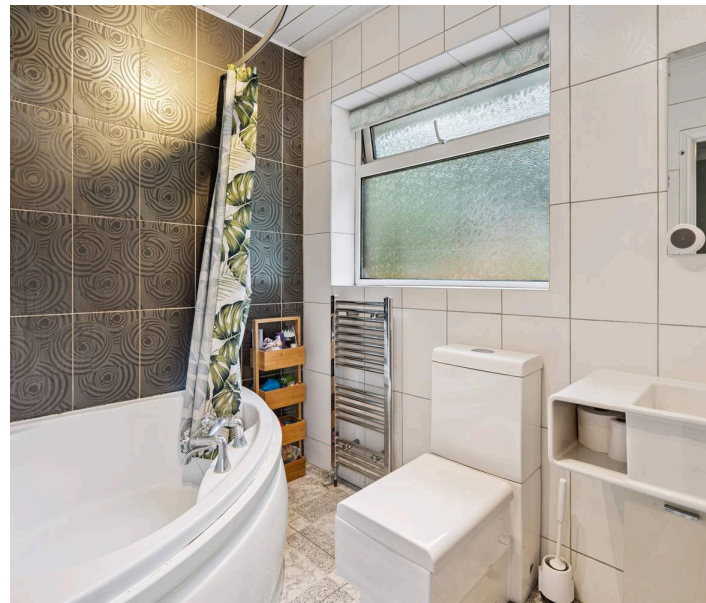




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We are delighted to offer this superbly presented semi detached home which has been the subject of extensive improvement by the current owners. The property benefits from a modern fitted open plan kitchen/dining room, a separate lounge and there are 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.



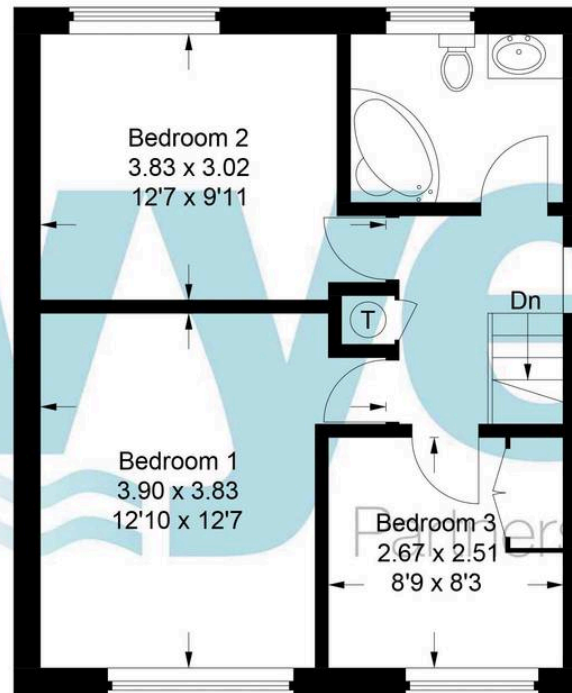


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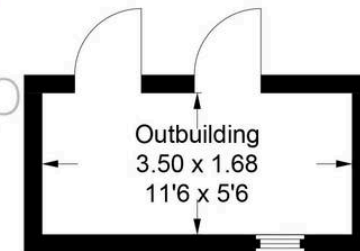
Approximate Gross Internal Area  
 Ground Floor = 42.4 sq m / 456 sq ft  
 First Floor = 42.2 sq m / 454 sq ft  
 Outbuilding = 5.6 sq m / 60 sq ft  
 Total = 90.2 sq m / 970 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

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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## The Wye Partnership High Wycombe

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

01494 451300 • [wylcombe@wyeres.co.uk](mailto:wylcombe@wyeres.co.uk) • [www.wyeres.co.uk/](http://www.wyeres.co.uk/)

By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulation. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

