



4 The Risings Lawstone Rise

High Wycombe, High Wycombe

- Modern Well Presented Terraced Home
- Lounge/Dining Room and Modern Kitchen
- Two Bedrooms and First Floor Bathroom
- Gas Fired Central Heating & Double Glazing
- Private Garden With Decked Terrace and Allocated Parking
- Within Walking Distance of Town Centre Amenities
- Close To Hughenden Park And Popular Local Schooling

The property is situated on the fringe of the town centre in a popular residential location. The town is easily accessible on foot and offers a huge selection of shopping facilities, bars, restaurants, cinema and bowling alley as well as providing trains into Marylebone. The M40 motorway can be accessed at Junction 3 or 4 and provides good access to the motorway network. There are local schools nearby as is Hughenden Park and the National Trust owned Hughenden Manor.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

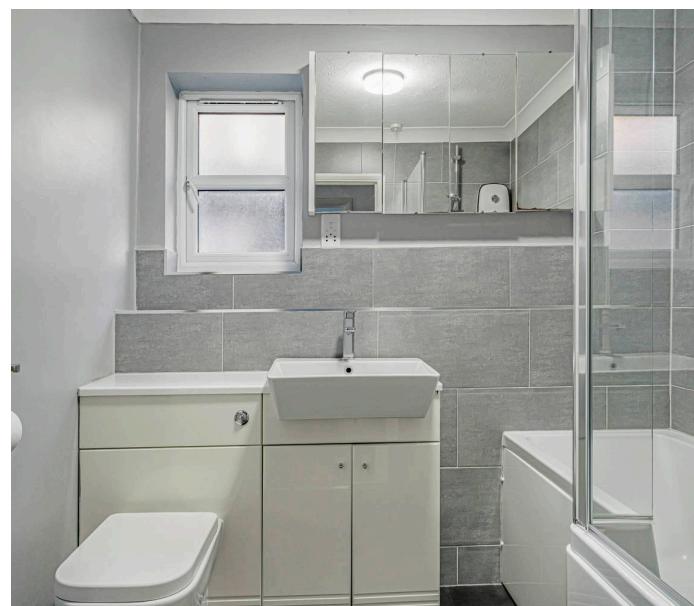
EPC Environmental Impact Rating: E



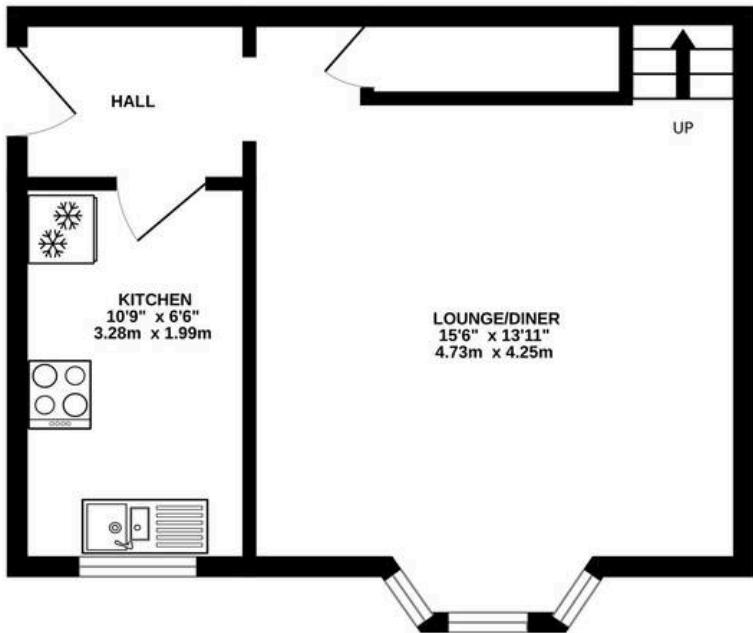
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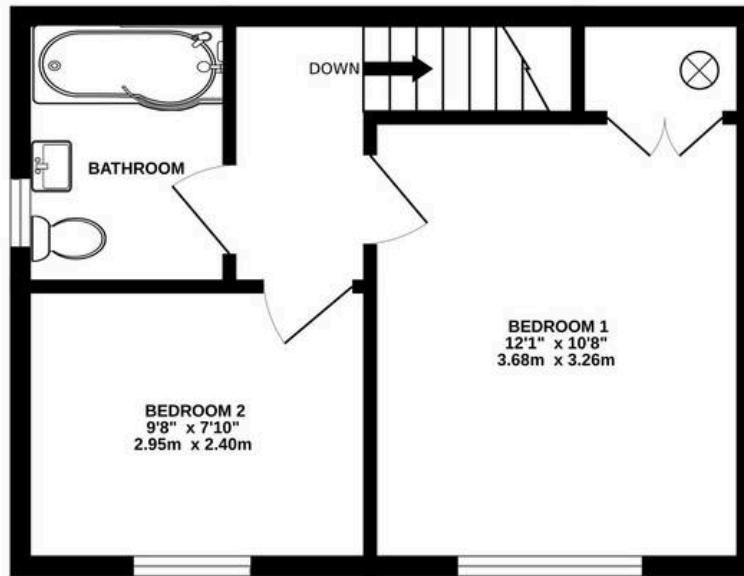
This modern and well-presented two-bedroom terraced house offers a fantastic opportunity for first-time buyers or investors seeking a comfortable and convenient home. The property features a spacious lounge/dining area, ideal for both relaxing and entertaining, alongside a contemporary kitchen fitted with quality appliances and ample storage. Upstairs, there are two well-proportioned bedrooms and a stylish first-floor bathroom, providing practical and comfortable living space. The house benefits from gas-fired central heating and double glazing, ensuring year-round comfort and energy efficiency. Allocated parking is included for added convenience. Situated within walking distance of the town centre, residents can easily access a range of amenities, including shops, restaurants, and leisure facilities. The property is also close to Hughenden Park, offering opportunities for recreation, and is well placed for popular local schools.



GROUND FLOOR



1ST 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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