



88 Hicks Farm Rise, High Wycombe, Buckinghamshire, HP13 7SW - £415,000

A traditional three-bedroom semi detached house extended on the ground floor to provide a walk in wet room and situated on the popular East side of High Wycombe town centre

Covered Porch | Entrance Hall | Lounge | Separate Dining Room | Fitted Kitchen | Ground Floor Walk In Wet Room | Three Good Size First Floor Bedrooms | Bathroom | Separate Night Cloakroom | Driveway Parking | Attractive Rear Garden | Two Brick Built Storage Sheds | Gas Central Heating To Radiators | Double Glazed Windows | Popular East Side Location | Driveway Parking For A Number Of Cars | Electric Car Charging Point | No Upper Chain | We Hold Keys For Early Viewing |

A traditional three-bedroom semi detached house extended on the ground floor to provide a walk-in wet room and situated on the popular East side of High Wycombe town centre. Having been improved by the current owners the property is heated by gas central heating to radiators, has double glazed windows, a good size entrance hall, two separate reception rooms, walk-in ground floor wet room, a fitted kitchen, three good size bedrooms to the first floor and a family bathroom. Externally the garden is of good size, the driveway boasts off-road parking for a number of cars and includes an electric car charging point. To be sold with no upper chain we recommend early viewings, and we hold keys.

Price... £415,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	66	
(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

Located 1.2 miles north east of High Wycombe town centre with good primary & secondary schools including the renowned Royal Grammar School for boys approximately 1 mile away. Local shops are close by including a local Tesco within walking distance and Retail Park. The town centre provides extensive shopping facilities and 25-minute trains to London. There are a number of green spaces close by including playing fields and The Rye Park which also has a gym and swimming pool.



DIRECTIONS

From High Wycombe town centre ascend the A404 Amersham Hill and continue through two sets of traffic lights to the mini roundabouts at Terrers. At the second mini-roundabout turn right into Totteridge Lane. Follow Totteridge Lane and at the third mini-roundabout turn left into Hicks Farm Rise. Descend the hill and the property can be found on the left-hand side.



ADDITIONAL INFORMATION

EPC RATING

D

COUNCIL TAX

Band C

MORTGAGE

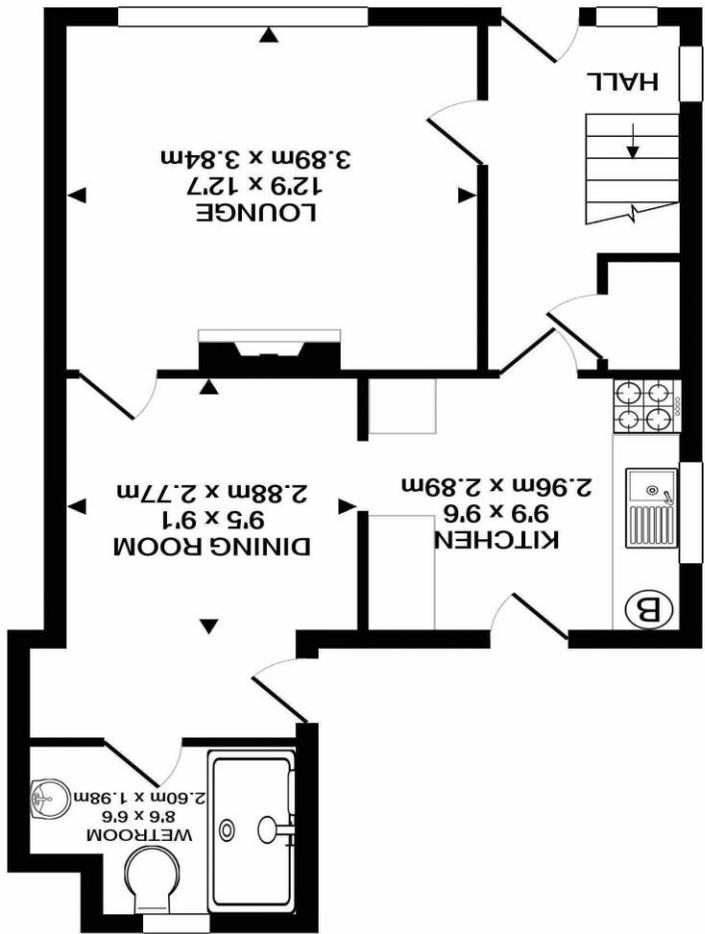
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



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.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR



1ST FLOOR

