



84 Hillary Road, High Wycombe, Buckinghamshire, HP13 7RB - £380,000

*A well presented, two bedroom, semi-detached property to the North East of High Wycombe.*

| Well Presented, Semi-Detached House | Opposite Small Green & Wooded Area | North East of high Wycombe | Overhung Porch | Entrance Hall | Kitchen | Living Room | Landing | Two Double Bedrooms | Refitted Shower Room | Double Glazing | Electric Heating | Block Pavior Driveway | Well maintained Enclosed Garden | Viewing Highly Recommended |

A very well presented, semi-detached property in a popular location to the North East of High Wycombe. With an outlook towards a small green and wooded area, and offering convenient access to High Wycombe town centre and retail park, the accommodation briefly comprises; entrance hall, living room, two double bedrooms, refitted shower room, double glazing, electric heating, block pavior driveway providing parking for several vehicles and well maintained enclosed garden. Viewing highly recommended.

**Price... £380,000**

*Freehold*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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## LOCATION

Situated just 1.5 miles to the east of the town centre, the property is located conveniently with a choice of convenience stores close by which cater for all day to day needs. Larger shopping facilities are also close by and the town centre and station is easily accessible. Close to local recreational facilities for children as well as being within walking distance of local schools.



## DIRECTIONS

Leave High Wycombe on the A40 London Road and on reaching the second roundabout, turn left into Hatters Lane. Ascend the hill and as the road starts to plateau, turn left into Hillary Road. The property will be found on the left hand side.



## ADDITIONAL INFORMATION

### COUNCIL TAX

Band C

### EPC RATING

E

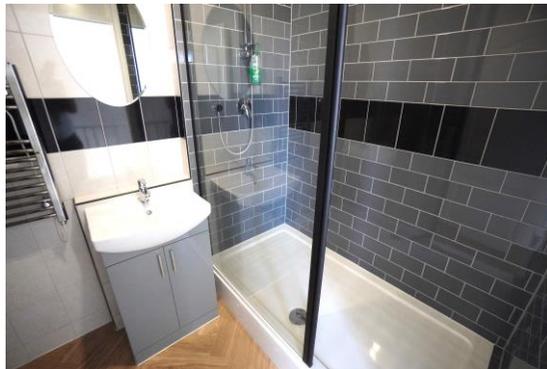
### MORTGAGE

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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FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

**HILLARY ROAD, HIGH WYCOMBE, HP13 7RB  
APPROX. GROSS INTERNAL FLOOR AREA 70 SQ M / 746 SQ FT**

**GROUND FLOOR**  
GROSS INTERNAL FLOOR AREA 35 SQ M / 373 SQ FT

**FIRST FLOOR**  
GROSS INTERNAL FLOOR AREA 35 SQ M / 373 SQ FT

