



7 Hillview Gardens, High Wycombe, HP13 7GW

£365,000

7 Hillview Gardens

High Wycombe, High Wycombe

- A Stunning Three Bedroom Two Bathroom Family Home
- Modern Fitted Kitchen, Cloakroom And Bathrooms
- Enclosed Rear Garden, Two Allocated Car Parking Spaces
- Gas Central Heating To Radiators And Double Glazed Windows Throughout
- Quiet Cul De Sac Location Close To Local Schools

Situated in a small cul de sac in a popular residential location with a variety of local shops close by as well as schooling and recreational facilities and located just one mile from the town centre and railway station. The town provides a multitude of shopping & entertainment facilities as well as a selection of bars and restaurants. The mainline railway station has fast connecting trains to London, Marylebone
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:



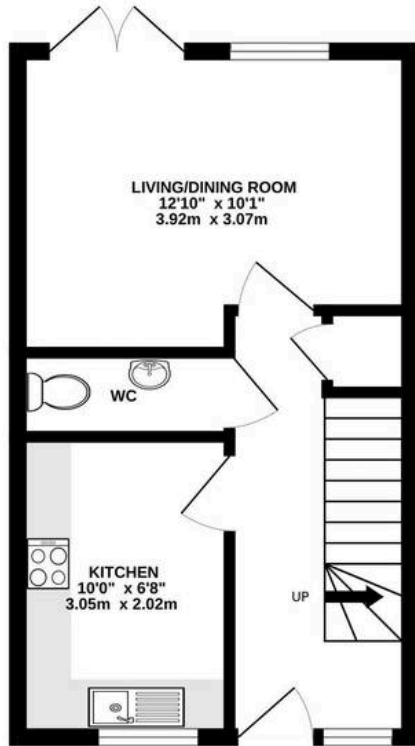
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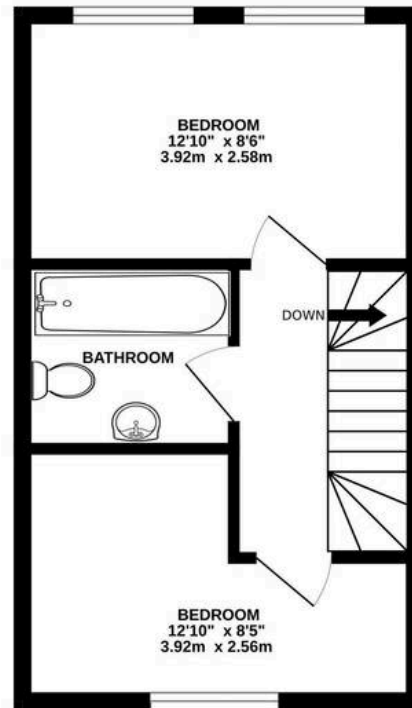
We are delighted to offer for sale this immaculate, modern, three-bedroom two-bathroom terrace house, situated in a quiet cul de sac location to the north east of High Wycombe town centre. The property is ready to move into, has underfloor heating to the ground floor via a recently installed gas boiler, radiators heat the property on the upper floors, double glazed windows, a modern fitted kitchen that includes appliances, ground floor cloakroom, stylish lounge/dining room, three good size bedrooms and two bathrooms one of which is en-suite to the master. Externally there is an enclosed rear garden with a generous decked area, to the front are two car parking spaces directly in front of the property. Early viewing of this good value family home is advised. We hold keys.



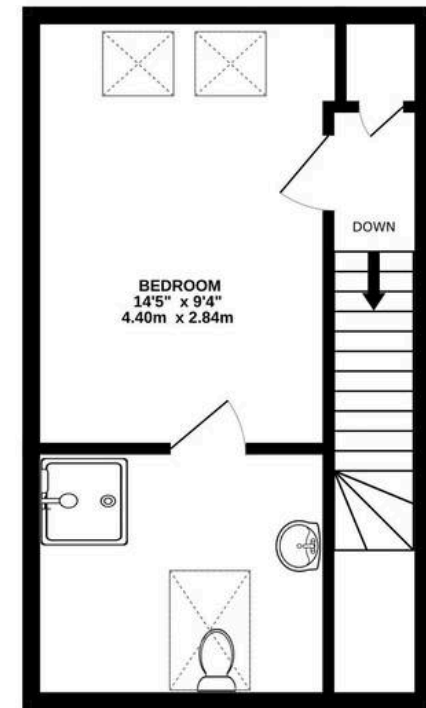
GROUND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



2ND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 883sq.ft. (82.0 sq.m.) approx.

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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The Wye Partnership High Wycombe

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

01494 451300 • wycombe@wyeres.co.uk • 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.

