



104 Hicks Farm Rise, High Wycombe, HP13 7SW  
£399,500

# 104 Hicks Farm Rise

High Wycombe, High Wycombe

- An Attractive Three Bedroom Semi Detached House
- Gas Central heating To Radiators And Double Glazed Windows/Doors
- Modern Open Plan Refitted Kitchen Including Appliances
- Modern Refitted First Floor Bathroom
- Good Size Rear Garden But In Need Of Cultivation
- Off Road Driveway Parking For Two Cars
- Popular East Side Of Town, Ideal For Retail Park & M40 Motorway

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

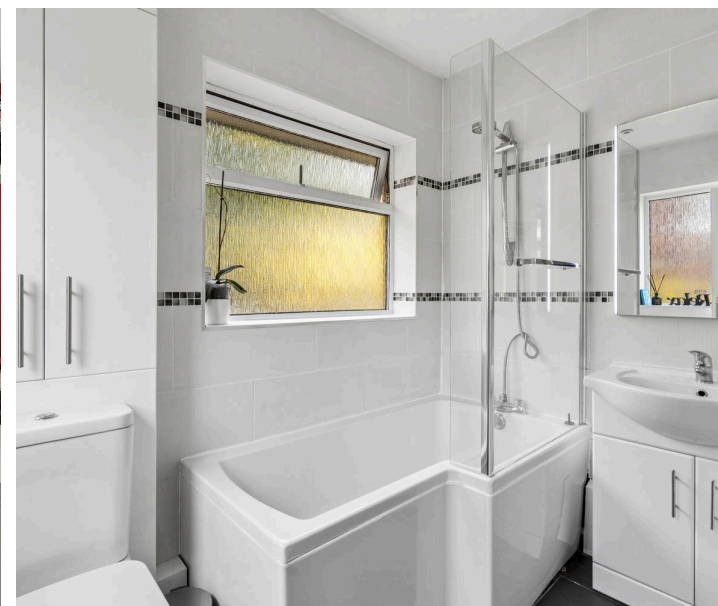
EPC Energy Efficiency Rating: D



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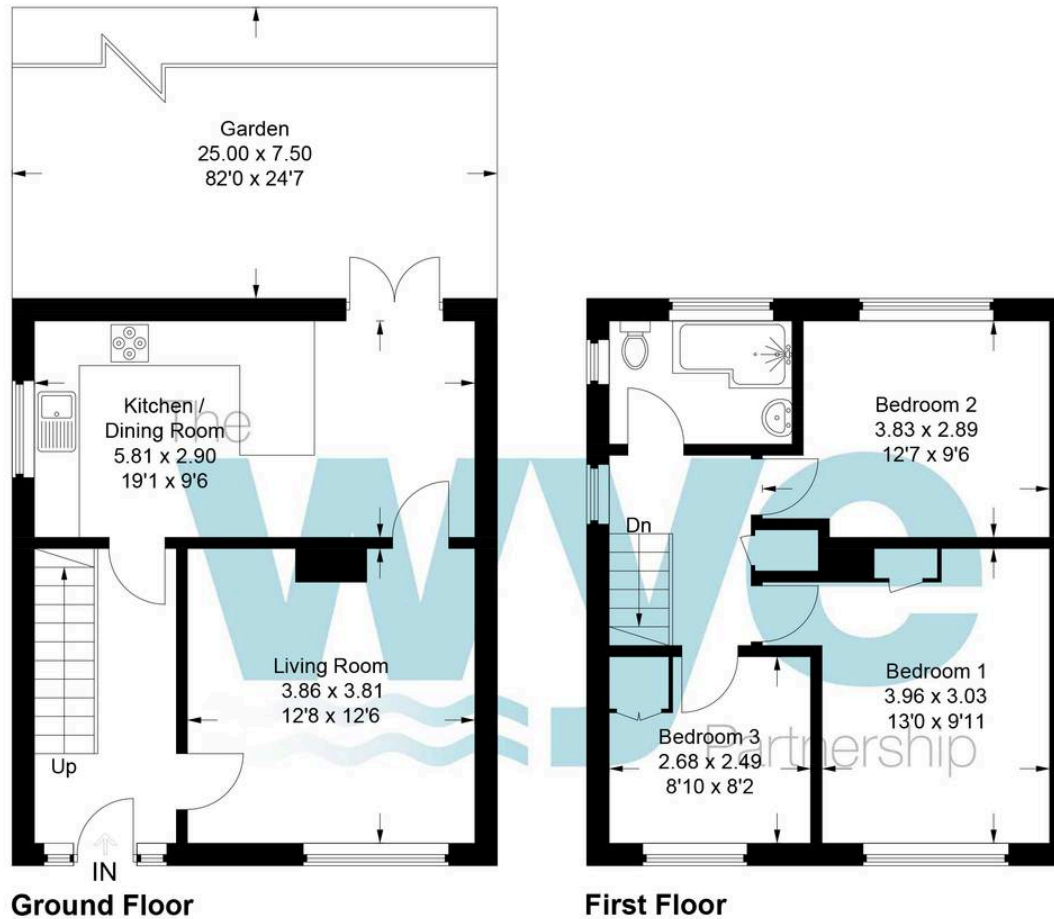
High Wycombe, High Wycombe

This attractive three bedroom semi detached house offers a superb opportunity for families and professionals seeking a modern and conveniently located home on the popular east side of town, ideal for access to the retail park and M40 motorway. The property features gas central heating to radiators and double glazed windows and doors throughout, ensuring comfort and energy efficiency. Upon entering, you are welcomed by a bright and spacious hallway leading to a generously sized living area, perfect for relaxation and entertaining guests. The heart of the home is the modern open plan refitted kitchen, which includes a range of integrated appliances (ideal for busy family life or those who enjoy cooking and hosting). Upstairs, you will find three well-proportioned bedrooms, each offering ample space for furniture and storage, as well as a contemporary refitted bathroom on the first floor, designed to a high standard with stylish fixtures and fittings. The property also benefits from off road driveway parking for two cars providing convenience and peace of mind for homeowners and visitors alike and a very good size rear garden with excellent patio area and further garden area that is in need of cultivation. With its practical layout, modern finishes and excellent location close to local amenities and transport links, this home is perfectly suited to those looking for a comfortable and stylish property with easy access to everything the area has to offer. Early viewing is highly recommended to fully appreciate the quality and potential this delightful home presents.



# 104 Hicks Farm Rise, High Wycombe, HP13 7SW, Bucks

Approximate Gross Internal Area  
Ground Floor = 41.6 sq m / 448 sq ft  
First Floor = 41.3 sq m / 444 sq ft  
Total = 82.9 sq m / 892 sq ft



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

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