



71 Hillary Road

High Wycombe

- 3 Bedroom Semi-Detached Property in a Popular Location
- Open Plan Lounge / Diner
- Double Glazing, Gas Radiator Heating, Enclosed Rear Garden
- Driveway Parking
- Outdoor Storage Sheds
- North East of High Wycombe Convenient for Town & Station

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

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



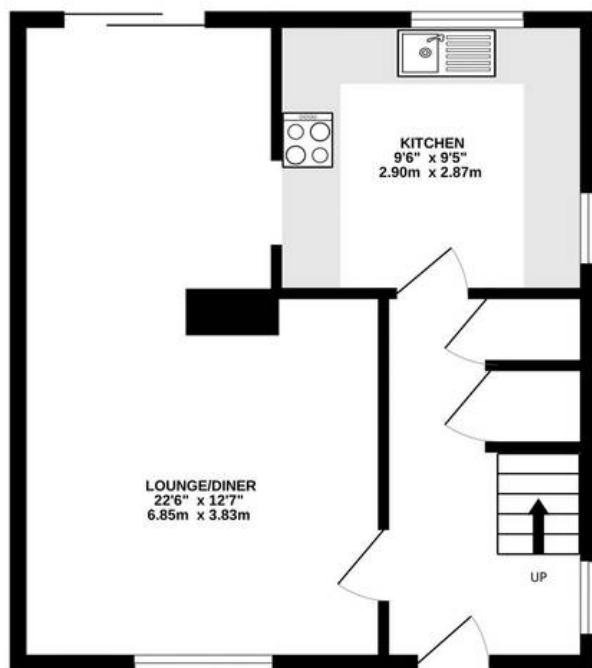
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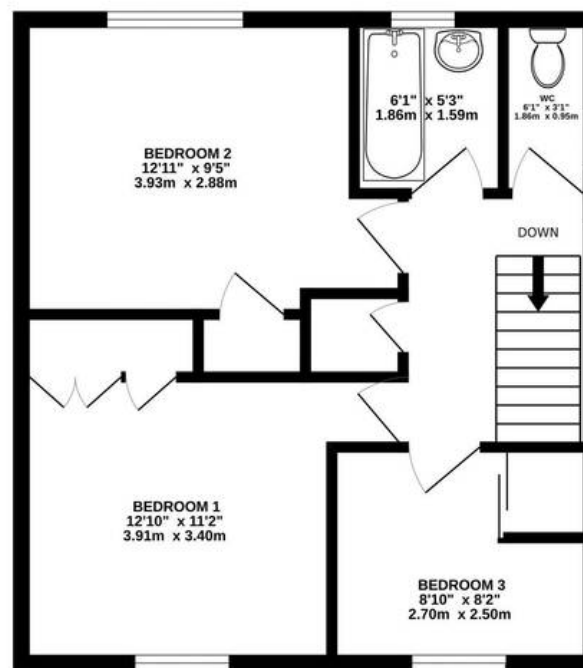
This well-presented three bedroom semi-detached property is located in a popular residential area to the north east of High Wycombe, offering convenient access to the town centre and mainline station. The spacious accommodation includes an inviting open plan lounge and dining area, ideal for both family living and entertaining guests. The kitchen provides ample workspace and storage, while three good-sized bedrooms offer flexibility for families or those working from home. Modern double glazing and gas radiator heating ensure comfort and energy efficiency throughout the year. Additional benefits include driveway parking and practical outdoor storage sheds, offering valuable space for bikes, tools, or seasonal items. The property is situated within easy reach of local schools, amenities, and transport links, making it an excellent choice for commuters and families alike. With its versatile layout, convenient location, and well-maintained interiors, this property presents a fantastic opportunity for buyers seeking a comfortable and practical home in High Wycombe. Early viewing is highly recommended to appreciate the full potential of this attractive semi-detached house.



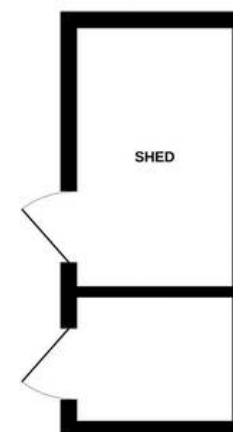
GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



OUTBUILDINGS
87 sq.ft. (8.1 sq.m.) approx.



TOTAL FLOOR AREA : 861sq.ft. (80.0 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

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