



Property Features

- Mid Terraced Family Home
- Built in 2016
- Well Maintained Throughout
- Living/Dining Room
- Equipped Kitchen
- 3 Bedrooms
- 2 Bathrooms (ensuite to Main Bedroom)
- Enclosed Rear Garden
- Parking for two Cars
- EPC 87 B / Council Tax Band D

Full Description

Built in 2016 by a local developer, Hillview Gardens is a modern, light-filled family home situated towards the end of a cul-de-sac. Thoughtfully designed for contemporary living, the property features underfloor heating and eco-friendly solar panels, providing both comfort and energy efficiency.

The accommodation is well-proportioned across three levels. The ground floor boasts a living/dining room with double doors opening onto a decked area and an enclosed rear garden—perfect for outdoor entertaining or relaxing. The first floor comprises two generously sized bedrooms and a stylish family bathroom. The second floor is dedicated to the main bedroom, complete with an en-suite shower room, offering a private and tranquil retreat.

Externally, the rear garden is low maintenance and enclosed, ideal for young families or those seeking an easy-care outdoor space. To the front, there is off-road parking for two vehicles.

Location

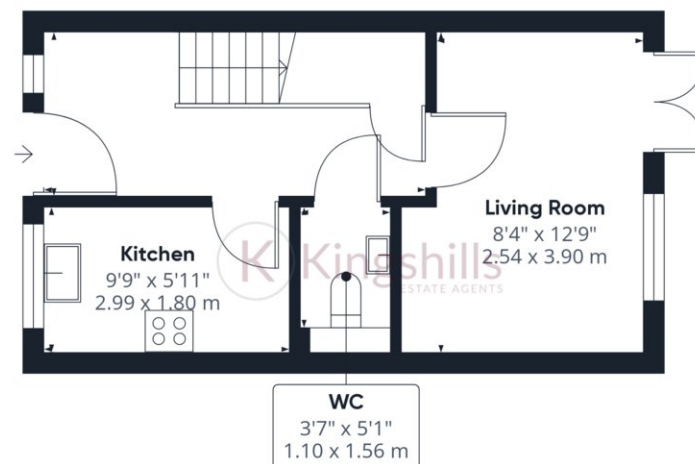
7 Hillview Gardens enjoys a prime position in High Wycombe, offering a blend of tranquility and convenience. The bustling town center is just a short drive away, providing a variety of shopping options, including the popular Eden Shopping Centre, as well as restaurants, cafes, and entertainment venues. For outdoor enthusiasts, the surrounding Chiltern Hills offer scenic walks and cycling routes, while Hughenden Manor and Wycombe Rye Lido provide historical and leisure attractions nearby.

Commutability

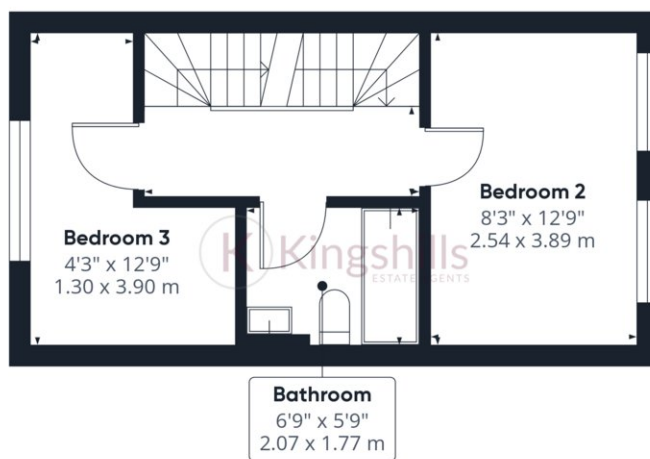
High Wycombe Train Station is conveniently accessible, just a short drive or bus ride away, offering direct services to London Marylebone in as little as 25 minutes—ideal for commuters. The property also benefits from excellent road links, with easy access to the M40, connecting to London, Oxford, and the wider motorway network.



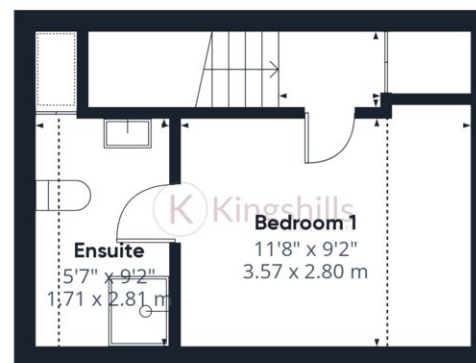




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

755.09 ft²

70.15 m²

Reduced headroom

38.63 ft²

3.59 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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