





## 41 Hillview Road, High Wycombe, Buckinghamshire, HP13 6XY

A spacious four bedroom detached family home offering 1,655 Sq.ft of accommodation located within walking distance of High Wycombe train station, town centre and schools including the Royal Grammar School. The accommodation comprises; entrance hall, spacious lounge/diner, conservatory, large kitchen/breakfast room, ground floor bathroom, four good size bedrooms and shower room on the first floor. The property further benefits; large garage (16'2" X 14'1") with potential to convert into further living accommodation (STPP), ample driveway parking, enclosed rear garden, gas central heating and UPVC double glazing.

### DETACHED HOUSE

AMPLE DRIVEWAY PARKING

LARGE GARAGE (16'2" X 14'1")

FOUR BEDROOMS

ENCLOSED REAR GARDEN

LARGE KITCHEN/BREAKFAST ROOM

SPACIOUS LIVING ROOM

CONSERVATORY

TWO BATHROOMS

GAS CENTRAL HEATING





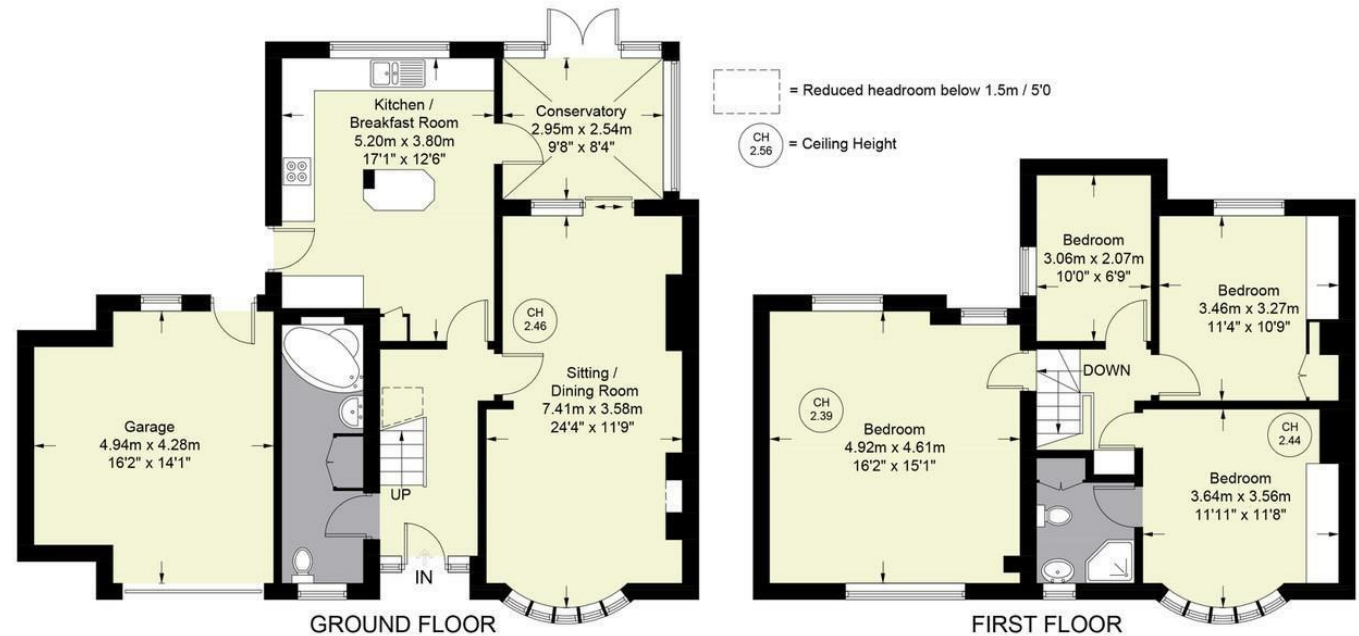






## Hillview Road

Approximate Gross Internal Area  
 Ground Floor = 69.9 sq m / 752 sq ft (Excluding Garage)  
 First Floor = 63.7 sq m / 686 sq ft  
 Garage = 20.2 sq m / 217 sq ft  
 Total = 153.8 sq m / 1655 sq ft



Floor Plan produced for Hursts by Media Arcade ©.  
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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