



£250,000 *Freehold*



A well presented one bedroom FREEHOLD terraced house, located in a quiet cul-de-sac within walking distance of High Wycombe town centre, train station and Hughenden Park which consists of approximately 25 hectares of beautiful park and woodland. This charming property is an excellent choice for first-time buyers, downsizers and investors alike, offering low-maintenance living in a convenient and peaceful setting. The accommodation comprises: open plan lounge/kitchen/diner, spacious double bedroom with large built in wardrobes and a modern family bathroom. The property further benefits; allocated parking for one vehicle with ample non-restricted communal bays and on street parking available, electric heating, UPVC double glazing. This property offers excellent value and represents a great opportunity to purchase a freehold house in such a sought-after location. Early internal viewing is highly recommended to fully appreciate everything this lovely home has to offer.

- QUIET CUL-DE-SAC
- DOUBLE BEDROOM
- ELECTRIC HEATING
- MODERN FITTED KITCHEN
- STORAGE SHED
- ALLOCATED PARKING
- CLOSE TO TRAIN STATION
- LOFT STORAGE
- PRIVATE GARDEN
- UPVC DOUBLE GLAZING



46 Lawsons Rise, High Wycombe, Buckinghamshire, HP13 5NS

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

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EPC Rating: null

Lawson Rise

Approximate Gross Internal Area
Ground Floor = 213 sq ft / 19.8 sq m
First Floor = 207 sq ft / 19.2 sq m
Total = 420 sq ft / 39.0 sq m

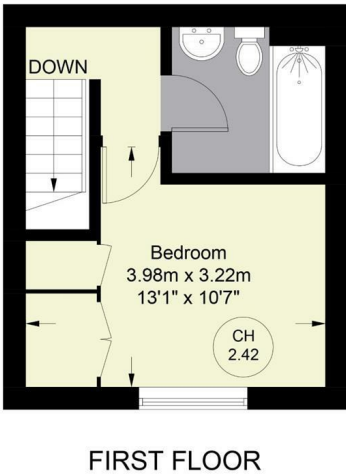
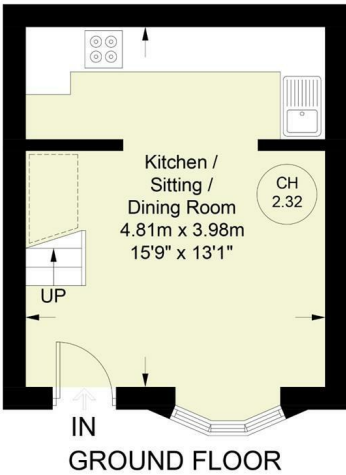


CH
2.42

= Ceiling Height



= Reduced headroom below 1.5m / 5'0"



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.

Hurst
Estate Agents



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