



Keegan White
ESTATE AGENTS

60 Hillary Road | £365,000



Features

- No Onward Chain
- High EPC Rating of C (72)
- Two Reception Rooms
- Large 3rd Bedroom
- Off Street Parking
- South Facing Garden

This terrace house on Hillary Road has well set out accommodation which comprises of an entrance hallway with a cloaks cupboard, widows to front and stairs to the first floor. The sitting room is bright and has a large window overlooking the back garden. The dining room is fairly compact and any new owner may look to incorporate this into the kitchen that is to the rear. This has a basic range of storage units, worktop, sink and drainer, free standing cooker with overhead extractor fan, the gas boiler, window to

rear aspect and the back door to the garden. To the first floor, there are three good sized bedrooms two benefitting from built in wardrobe, a bathroom with window, panel bath and handbasin, and a separate WC. Externally, there is off street parking to the front for two cars, with steps down to the front door. There is a central alleyway that goes between two houses, which give access to the south facing rear garden; this has a brick shed, a lawn, with fencing and hedge to borders.



Hillary Road is within Totteridge a, a popular suburb to the east of High Wycombe's town centre. Within walking distance are local amenities including a small parade of shops, as well as a number of schools, including Highcrest Academy secondary school. High Wycombe is a market town and offers a wide range of facilities including the Eden shopping centre, Swan Theatre, entertainment complex and plenty of cafes, public houses and restaurants. The mainline railway station has a London Marylebone service taking approximately 22 minutes so is incredibly convenient for commuters.

Junction 3 and 4 access to the M40 is a short drive away.

Additional Information:

Council Tax: Band C.

Energy Performance Rating: EPC C (72).

Heating: Gas Central Heating to Radiators

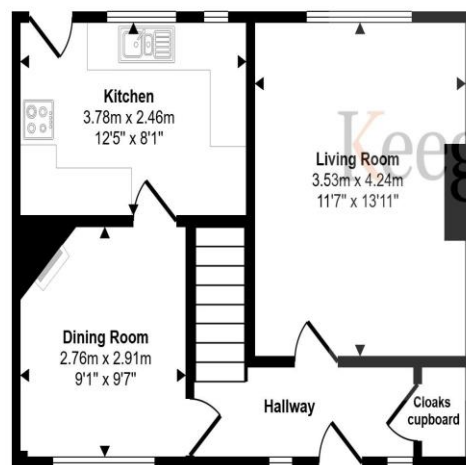
Tenure: Freehold

Situation: Vacant, no onward chain

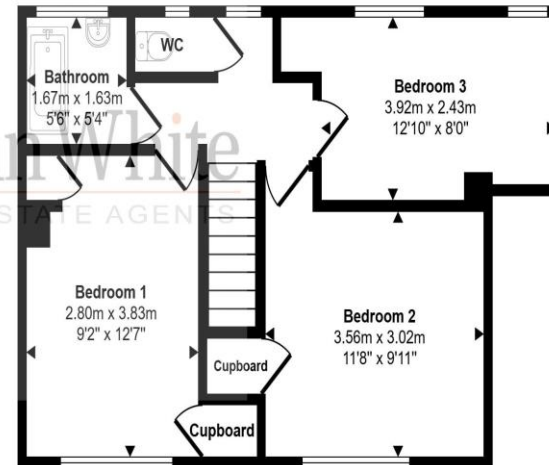




Approx Gross Internal Area
86 sq m / 927 sq ft



Ground Floor
Approx 41 sq m / 442 sq ft



First Floor
Approx 45 sq m / 485 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Keegan White Ltd. in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Keegan White Ltd. has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Keegan White Ltd. is a limited company registered in England & Wales with company number 9726292. Our registered office is 102-104 High Street, Great Missenden, Bucks, HP16 0BE

35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

Keegan White
ESTATE AGENTS