



**172 Hicks Farm Rise, High Wycombe, Buckinghamshire, HP13 7SG - £415,000**



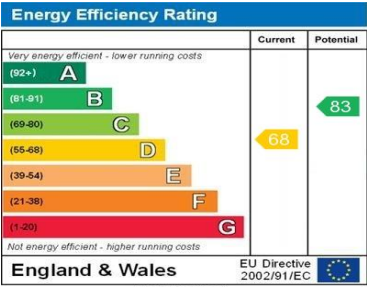
*A well presented semi-detached home offered for sale in good decorative order in a popular location.*

Entrance Porch | Entrance Hall | Living Room With Stove | Modern Kitchen Overlooking Rear Garden | First Floor Landing | Three Good Size Bedrooms | Modern Refitted Bathroom | Good Size Rear Garden | Garage | Driveway Providing Off Road Parking | Gas Central Heating To Radiators | Double Glazed Windows And Doors | Good Condition Throughout | Popular Area |

A carefully improved semi-detached house that offers well balanced accommodation. Situated in a popular location close to local amenities and recreational ground. Accommodation comprising entrance porch, entrance hall, living room with multi fuel stove, separate dining room with double doors to rear garden, modern kitchen with built in oven and hob, landing, three good size bedrooms, refitted bathroom, gas heating to radiators, double glazing. To the outside a driveway provides ample off road parking in approach to the garage. The rear garden is of good size with a block paved patio extending to the remainder which is essentially lawn.

**Price... £415,000**

*Freehold*





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### LOCATION

Located 1.2 miles north east of High Wycombe town centre some good schools both at primary and secondary including the renowned Royal Grammar School for boys approximately 1 mile away. Local shops are close by including a local Tesco within walking distance and Ryemead shopping centre. The town centre provides extensive shopping facilities and 25 minute trains to London. There are a number of green spaces close by, including playing fields and Kings Wood, Totteridge Recreation Ground 'The Rye Park' which also has a gym and swimming pool. There is also a GP Surgery & Pharmacy within a few minutes' walk.

### DIRECTIONS

From High Wycombe town centre ascend the A404 Amersham Hill and continue through two sets of traffic lights to the mini-roundabouts at Terrors. At the second mini-roundabout turn right into Totteridge Lane. Follow Totteridge Lane and at the third mini-roundabout turn left into Hicks Farm Rise. Descend the hill and the property can be found on the left hand side.

### ADDITIONAL INFORMATION

#### COUNCIL TAX

Band D

#### EPC RATING

D

#### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

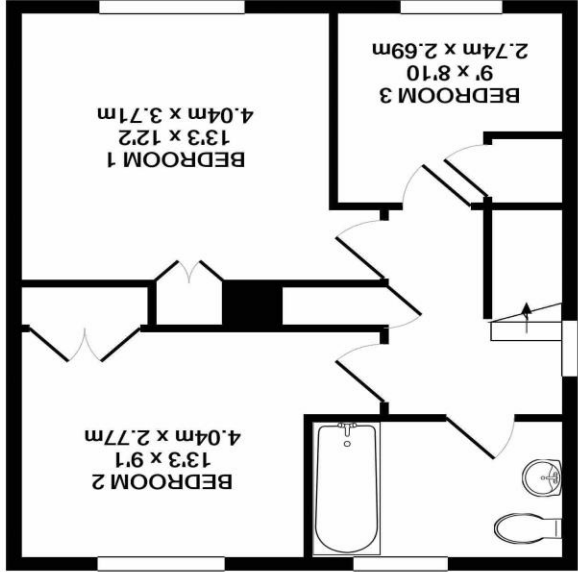
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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1ST FLOOR



GROUND FLOOR

