



The Rise, High Wycombe, Buckinghamshire, HP13 7BD

A well-presented three-bedroom semi-detached property in a sought-after location to the East of High Wycombe.

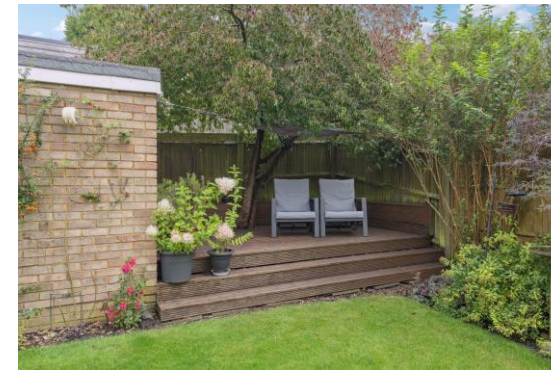
| A Well-Presented Semi-Detached Property | Sought After Location | East of High Wycombe | Convenient for M40 at J3 | Valley Views | Entrance Porch | Lounge | Dining Room | Kitchen | Three Bedrooms | Modern Bathroom | Double Glazing | New Gas Radiator Heating | Driveway | Detached Garage | Decked Seating Areas | Level Enclosed Garden | Viewing Recommended |

A very well-presented semi-detached property in a sought-after location to the East of High Wycombe. Offering convenient access to the M40 at J3 and with lovely walks across open countryside & a golf course a short walk away. The accommodation briefly comprises; entrance porch, lounge, dining room, kitchen, three bedrooms, modern bathroom, double glazing, new gas boiler and new gas radiators providing heating, fully boarded loft, driveway parking for 3 cars, detached garage, decked seating areas, level private South East facing enclosed rear garden. Viewing highly recommended.

Price... £465,000

Freehold

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 86 |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | |



LOCATION

Situated two and a half miles to the East of High Wycombe town centre, the property is conveniently situated for junction 3 of the M40 motorway and is easily accessible to local supermarkets and a variety of DIY stores and Wycombe Retail Park. The town centre offers a wide range of shopping and leisure facilities including a mainline rail link with London. The property is also within easy reach of recreational facilities, and highly regarded local schooling.



DIRECTIONS

From our office in Crendon Street proceed out along the A40 London Road and continue over two mini roundabouts. Go straight through the traffic lights at the retail park. After this turn left into Hammersley Lane at the second set of lights. Continue up the hill and turn right into Robinson Road. Take the next left into The Rise and number 66 can be found on the right-hand side towards the brow of the hill.



ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

C

MORTGAGE

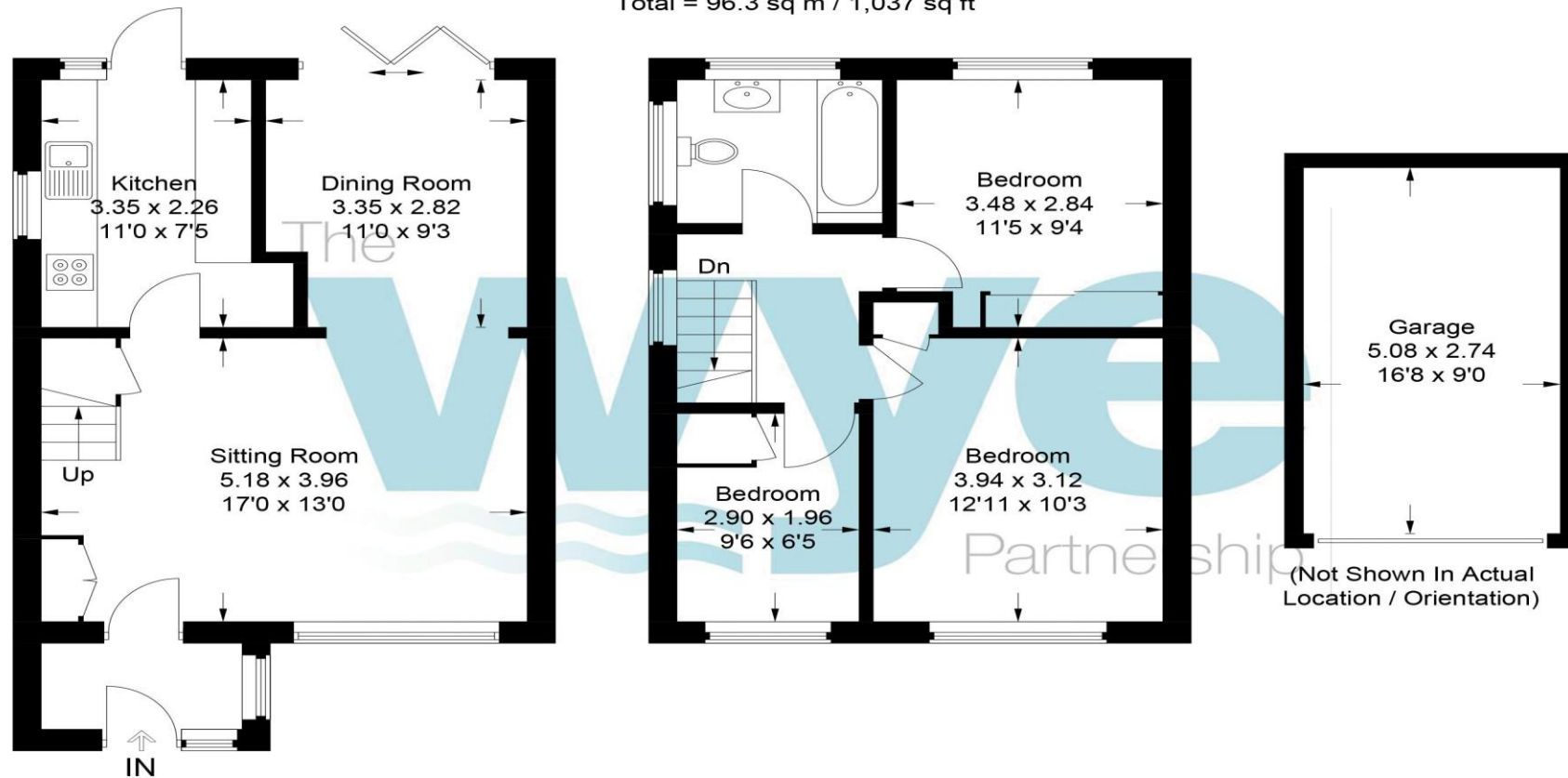
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



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.

66 The Rise

Approximate Gross Internal Area
Ground Floor = 43.0 sq m / 463 sq ft
First Floor = 39.3 sq m / 423 sq ft
Garage = 14.0 sq m / 151 sq ft
Total = 96.3 sq m / 1,037 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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The **wye** Partnership