



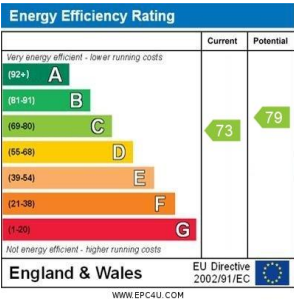
64 The Rise, High Wycombe, Buckinghamshire, HP13 7BD - Offers in Excess of £460,000

*Situated within an ever-popular location a delightful extended semi-detached family home.*

| Extended Semi-Detached Property | Sought After Location | East of High Wycombe  
| Convenient for M40 at J3 | Valley Views | Entrance Porch | Large Open Plan Living Room With Extended Kitchen | Landing | Three Bedrooms | Modern Bathroom | Double Glazing | Gas Radiator Heating | Driveway And Garage | Landscaped Rear Garden With Decked Terrace | Viewing Recommended |

An extended semi-detached family home offered for sale in excellent decorative order. The property has a residents green located to the rear and enjoys delightful first floor valley views. Located close to surrounding countryside and within a short distance of good transport links. Accommodation comprising; entrance vestibule, living room with log burning stove set within feature surround, stairs rising to first floor, open plan kitchen/dining room with a number of fitted appliances and double doors opening to the rear garden. First floor landing, three bedrooms and a family bathroom. The property combines solid wood flooring and tiling to the ground floor, with double glazing throughout and a gas fired central heating system. To the outside there is off-road parking with a covered storage area giving access to the garage. The rear garden has been landscaped and very much designed for social space with an adjacent covered decked terrace, patios and further decked terraces and a water feature. There is additional storage room giving further access to the garage.

**Price... Offers in Excess of £460,000**  
*Freehold*



### 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 on as statements of representation of fact and do not constitute any part of an offer or contract.*



