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Hillary Road | £415,000







Features

- Stunning Views
- Private Garden
- Well Presented
- Driveway Parking
- Conservatory/Utility Room
- Close To Retail Parks

83 Hillary Road is an impressive and deceptively spacious 3 bedroom property overlooking a large open green space which has impressive views across High Wycombe. It has driveway parking for 2-3 cars and a convenient side passage that leads to the back garden which has a patio and lawn and houses a shed to the rear. There is plenty of room for al-fresco dining and entertaining with friends and family during the warmer weather.

As you enter the property through the porch you then have the spacious living room in front of you which has a fireplace. There is a dining room and good-sized kitchen which leads into a convenient utility area and conservatory so there is plenty of storage space. Upstairs are three double bedrooms and a bathroom with bath and overhead shower and a separate toilet. This would be an ideal purchase for a family looking for their first Freehold property or a first-time buyer.









The property is located in Totteridge, a popular residential area to the east of High Wycombe's town centre. It is a short drive from popular retail parks along the London Road which include supermarkets, a DIY store and an M&S Simply Food. Wycombe is a busy market town, with the excellent Eden centre at the heart of it providing a host of retail, leisure and entertainment facilities. Other amenities include the Swan Theatre, Rye Park for outdoor leisure pursuits including a boating lake, and the state-of-the-art Sports Centre which boasts amongst other things an Olympic size swimming pool and an exciting rock climbing wall. With an abundance of State and Grammar Schools, the Chiltern mainline railway station with fast trains into Marylebone in under half an hour, as well as Junctions 3 & 4 of the M40, High Wycombe remains a highly popular town for schooling and commuting.

Further information (to be verified by a solicitor):
EPC rating: C (72)
Council Tax Band: C

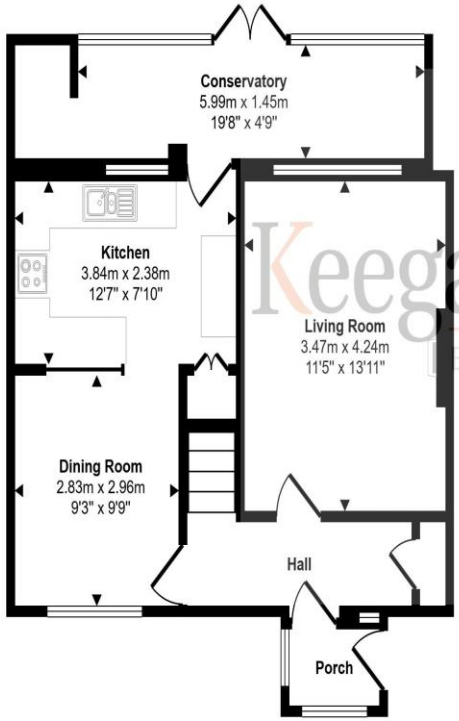
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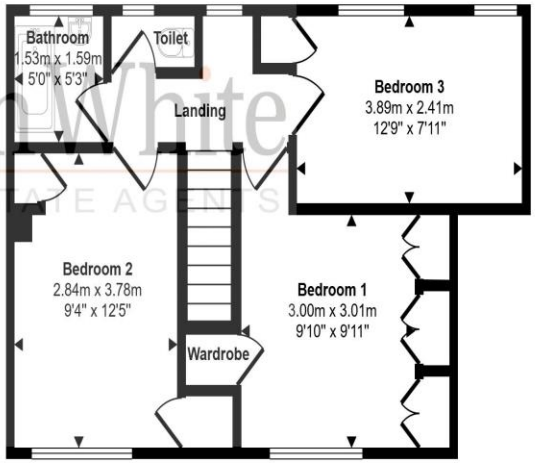




Approx Gross Internal Area
100 sq m / 1080 sq ft



Ground Floor
Approx 55 sq m / 594 sq ft



First Floor
Approx 45 sq m / 486 sq ft

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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.

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