



46 Lawsons Rise, High Wycombe, Buckinghamshire, HP13 5NS

A well presented one bedroom FREEHOLD terraced house, located in a quiet cul-de-sac within walking distance of High Wycombe town centre, train station and Hughenden Park which consists of approximately 25 hectares of beautiful park and woodland. This charming property is an excellent choice for first-time buyers, downsizers and investors alike, offering low-maintenance living in a convenient and peaceful setting.

The accommodation comprises: open plan lounge/kitchen/diner, spacious double bedroom with large built in wardrobes and a modern family bathroom. The property further benefits; allocated parking for one vehicle with ample non-restricted communal bays and on street parking available, electric heating, UPVC double glazing. This property offers excellent value and represents a great opportunity to purchase a freehold house in such a sought-after location. Early internal viewing is highly recommended to fully appreciate everything this lovely home has to offer.

QUIET CUL-DE-SAC
ALLOCATED PARKING
DOUBLE BEDROOM
CLOSE TO TRAIN STATION
ELECTRIC HEATING
LOFT STORAGE
MODERN FITTED KITCHEN
PRIVATE GARDEN
STORAGE SHED
UPVC DOUBLE GLAZING







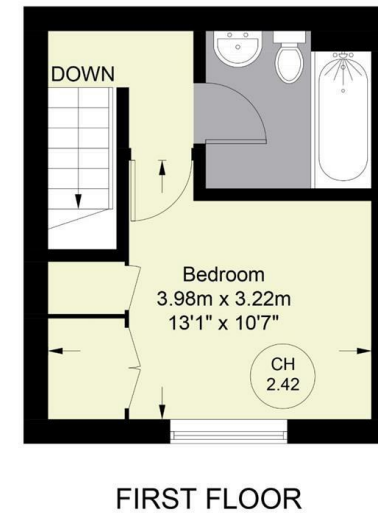
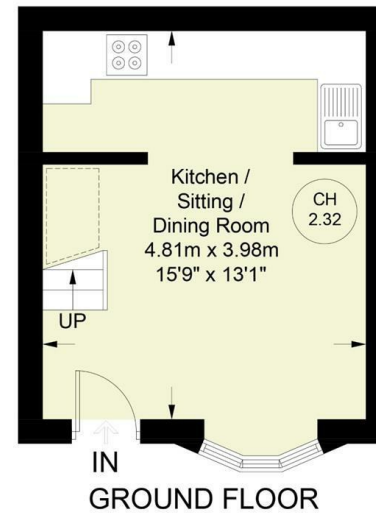
Lawsone Rise

Approximate Gross Internal Area
 Ground Floor = 213 sq ft / 19.8 sq m
 First Floor = 207 sq ft / 19.2 sq m
 Total = 420 sq ft / 39.0 sq m



CH
2.42 = Ceiling Height

[Dashed box symbol] = Reduced headroom below 1.5m / 5'0"



Floor Plan produced for Hursts by Media Arcade ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Hursts
 Estate Agents

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