



71 Hillary Road

High Wycombe, High Wycombe

- 3 Bedroom Semi-Detached Property in a Popular Location
- Double Glazing, Gas Radiator Heating, Enclosed Rear Garden
- Off-Street Parking
- North East of High Wycombe Convenient for Town & Station

Situated just 1.5 miles to the east of the town centre, the property is located conveniently with a choice of convenience stores close by which cater for all day-to-day needs. Larger shopping facilities are also close by and the town centre and station is easily accessible. Close to local recreational facilities for children as well as being within walking distance of local schools

Council Tax band: C

Tenure: Freehold

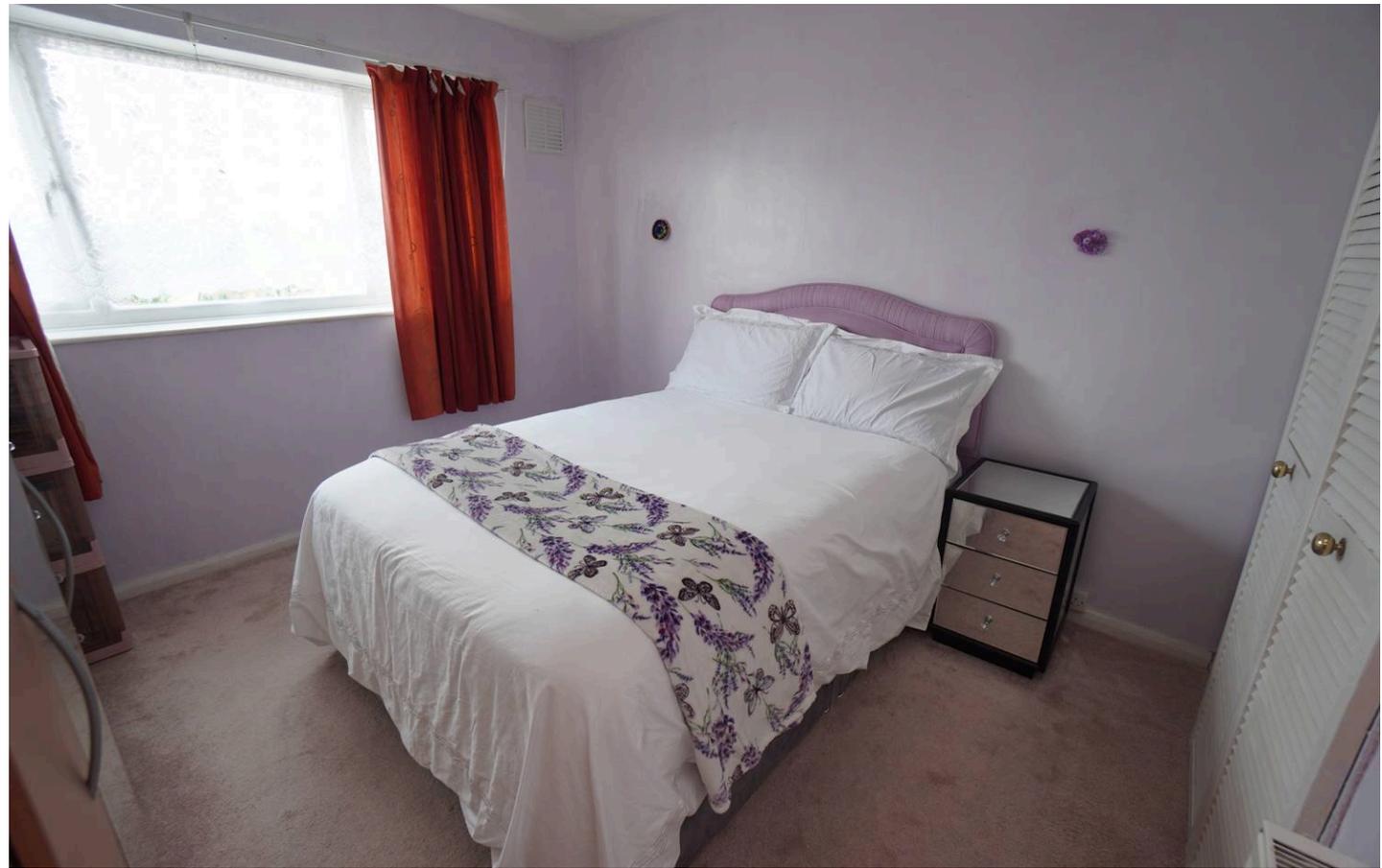
EPC Energy Efficiency Rating: C



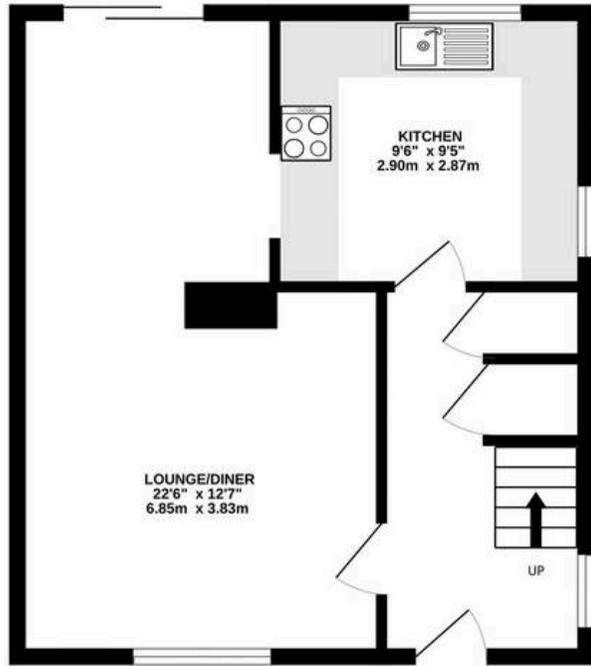
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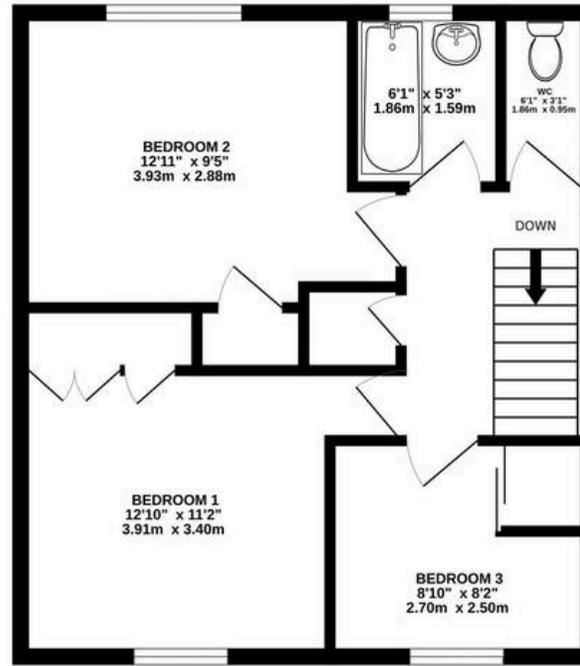
A 3 bedroom semi-detached property to the North East of High Wycombe in the popular area of Totteridge with convenient access to the town centre. In brief the accommodation comprises; entrance hall, lounge/diner, kitchen, three bedrooms, bathroom, double glazing, gas radiator heating. To the outside there is off-street parking and a good size enclosed rear garden. Far reaching views.



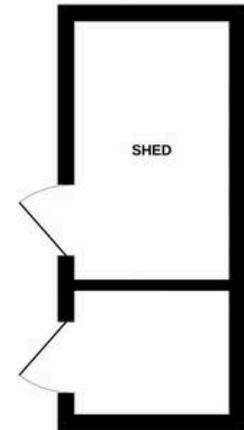
GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



OUTBUILDINGS
87 sq.ft. (8.1 sq.m.) approx.



TOTAL FLOOR AREA : 861sq.ft. (80.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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