





# 134 Hicks Farm Rise, High Wycombe, Buckinghamshire, HP13 7SW

Hurst are pleased to offer to the market this extremely well maintained, three bedroom, semi-detached family home that sits on a nice plot with a deep frontage with a level driveway. The property has been well cared for and improved upon over the years by its current owner and now comes with a modern open plan Kitchen/diner, has been tastefully decorated throughout and benefits from a landscaped garden. Situated on the popular East Side of High Wycombe, giving good access to both junction 3 & 4 of the M40 and is within easy reach of the town centre and train station that offers a direct line service into London Marylebone, making it perfect for those looking to commute, there are an array of local schools that are also within walking distance or a short drive. The accommodation comprises; entrance, hallway, sitting room, open plan modern fitted kitchen/dining room with door leading to rear garden,, three bedrooms and family bathroom. The property further benefits from; gas central heating, UPVC double glazing, driveway parking for four vehicles, brick storage cupboard, enclosed and south facing rear garden which has been tiered to provide a large shingle area that is perfect for entertaining and seating area, along with another level lawn area. This really is a superb home and an internal viewing is highly recommended. There is a complete chain above with the link above being the end of the chain.



**THREE BEDROOM SEMI-DETACHED  
LEVEL DRIVEWAY PARKING FOR FOUR  
VEHICLES  
DOUBLE GLAZED AND GAS CENTRAL HEATING  
LANDSCAPED SOUTH FACING GARDEN  
EXCELLENT CONDITION  
COMPLETE CHAIN IN PLACE ABOVE  
INTERNAL VIEWING ADVISED  
OPEN PLAN MODERN KITCHEN/DINER  
CLOSE TO TOWN AND LOCAL SCHOOLS  
IDEAL FAMILY HOME**



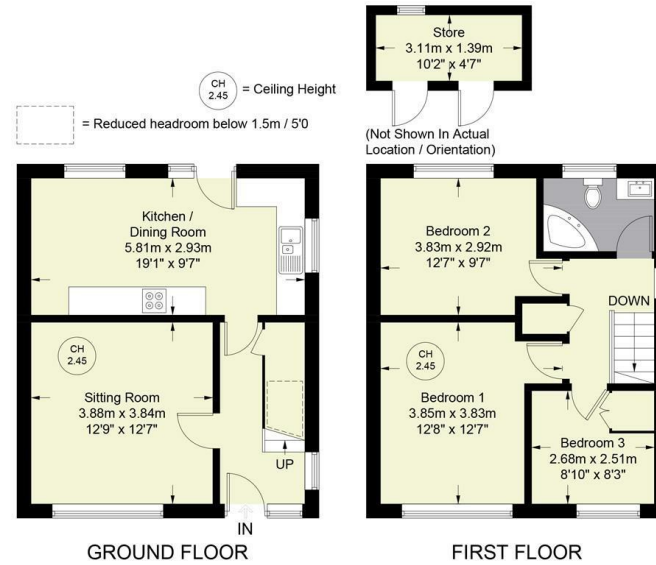






### Hicks Farm Rise

Approximate Gross Internal Area  
 Ground Floor = 434 sq ft / 40.3 sq m  
 First Floor = 430 sq ft / 40.0 sq m  
 Store = 46 sq ft / 4.3 sq m  
 Total = 910 sq ft / 84.6 sq m



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.

Hurst Estate Agents

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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