



41 Hillview Road, High Wycombe, HP13 6XY
£490,000

41 Hillview Road

High Wycombe

- A Large Bay Fronted Four Bedroom Detached Family Home Situated On A Corner Plot
- Gas Central Heating To Radiators And Double Glazed Windows
- Large Kitchen/Dining Room, Conservatory Overlooking Rear Garden
- In Need Of Some Updating And Improvement Hence Realistic Asking Price
- Family Bathroom And Ensuite Shower Room To Master Bedroom
- Garage Plus Generous Driveway Parking For Several Vehicles
- Convenient For Town Centre And Railway Station, In Catchment for Three Grammar Schools And Walking Distance Of RGS

Situated in a popular residential location known locally as 'The Drives' with a variety of local shops close by as well as schooling and recreational facilities and located just one mile from the town centre and railway station. The town provides a multitude of shopping & entertainment facilities as well as a selection of bars and restaurants. The mainline railway station has fast connecting trains to London, Marylebone

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



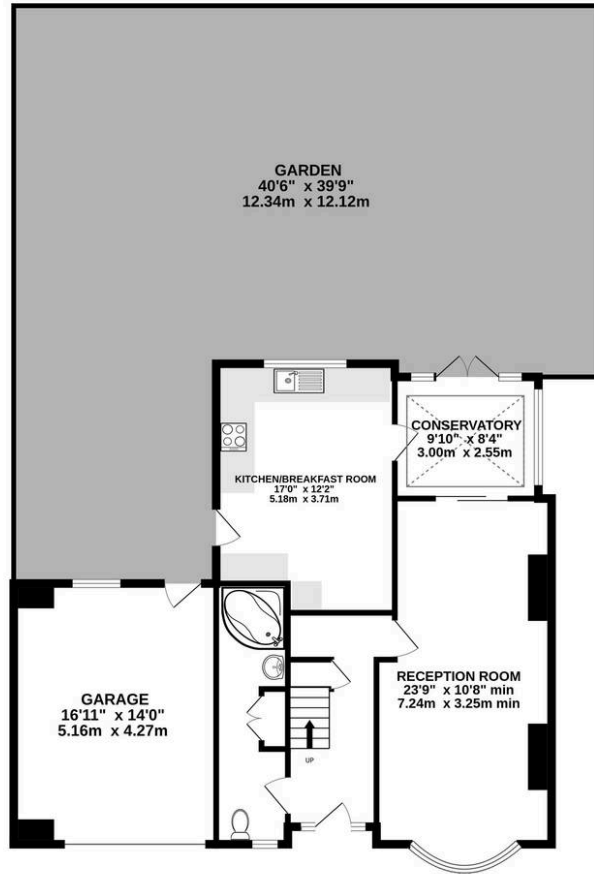
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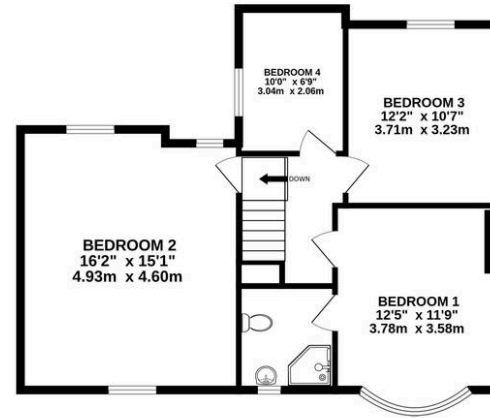
This substantial bay fronted detached family home occupies a prominent corner plot and offers an excellent opportunity for those seeking generous accommodation in a convenient location. The property features four well-proportioned bedrooms, including a master bedroom with an ensuite shower room, and a family bathroom serving the remaining bedrooms. The spacious ground floor layout includes a welcoming entrance hall that leads to a large kitchen/breakfast room, ideal for modern family living and entertaining. A bright conservatory, accessed from the kitchen area, provides an outlook over the rear garden, creating a versatile space for relaxation or additional dining. The property benefits from gas central heating to radiators and double glazed windows throughout. Further advantages include a garage and a generous driveway, providing parking for several vehicles (ideal for families with multiple cars or visitors). The location is particularly convenient, being within easy reach of the town centre and railway station, making commuting and access to local amenities straightforward. While the house would benefit from some updating and improvement, this is reflected in the realistic asking price and presents an excellent opportunity for buyers to add their own style and value. This is a rare chance to acquire a substantial family home with great potential in a sought-after residential area. Early viewing is highly recommended to appreciate the size, flexibility, and possibilities that this property offers.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1668sq.ft. (155.0 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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