

7 Hillview Gardens, High Wycombe, Buckinghamshire, HP13 6GW - £365,000



*We are delighted to offer for sale this immaculate, modern, three-bedroom two-bathroom terrace house situated in a quiet cul de sac location to the north east of High Wycombe town centre.*

Covered Porch | Entrance Hall | Modern Fitted Kitchen With Built-In Appliances | Ground Floor Cloakroom | Lounge/Dining Room | Stairs To First Floor Landing | Bedrooms Two & Three | Family Bathroom | Stairs To Second Floor Landing | Master Bedroom | En-suite Shower Room | Gas Central Heating Vis Recently Installed Gas Boiler | Double Glazed Windows | Immaculate Condition Throughout | Enclosed Rear Garden With Generous Decking Area | Two Allocated Car parking Spaces Directly Adjacent To The Property | Quiet Cul De Sac Location Close To Town Centre | Turn Key Condition Throughout | Must Be Seen |

We are delighted to offer for sale this immaculate, modern, three-bedroom two-bathroom terrace house, situated in a quiet cul de sac location to the north east of High Wycombe town centre. The property is ready to move into, has underfloor heating to the ground floor via a recently installed gas boiler, radiators heat the property on the upper floors, double glazed windows, a modern fitted kitchen that includes appliances, ground floor cloakroom, stylish lounge/dining room, three good size bedrooms and two bathrooms one of which is en-suite to the master. Externally there is an enclosed rear garden with a generous decked area, to the front are two car parking spaces directly in front of the property. Early viewing of this good value family home is advised. We hold keys.

**Price... £365,000**

*Freehold*

Energy Efficiency Rating		
Energy efficiency class (scale 1-100)	Current	Potential
92-100 A		
89-91 B		
86-88 C		
83-85 D		
80-82 E		
77-79 F		
74-76 G		
Below 74		
EU Directive 2002/91/EC		
England & Wales		
www.bpc.co.uk		





## LOCATION

Situated in a small cul de sac in a popular residential location 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.

## DIRECTIONS

From our office in Crendon Street ascend the hill and take the first turning after the railway station into Totteridge Road. Follow the road down to the traffic lights and turn left into Bowerdean Road passing over the first mini roundabout and turn right just after the second into Hillview Road. Hillview Gardens is a small cul de sac on the right-hand side.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band D

### EPC RATING

B

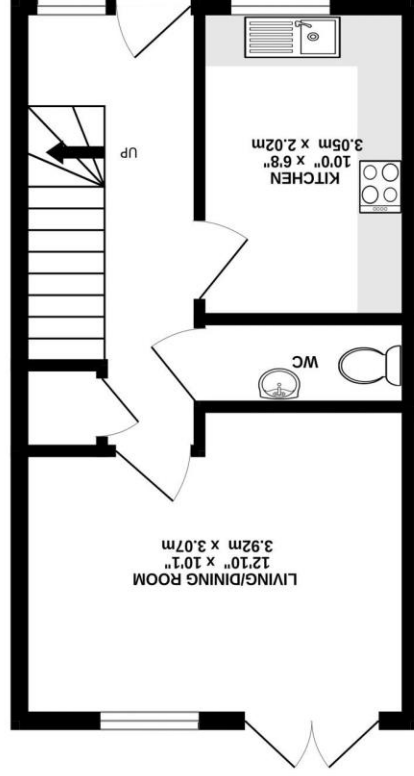
### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

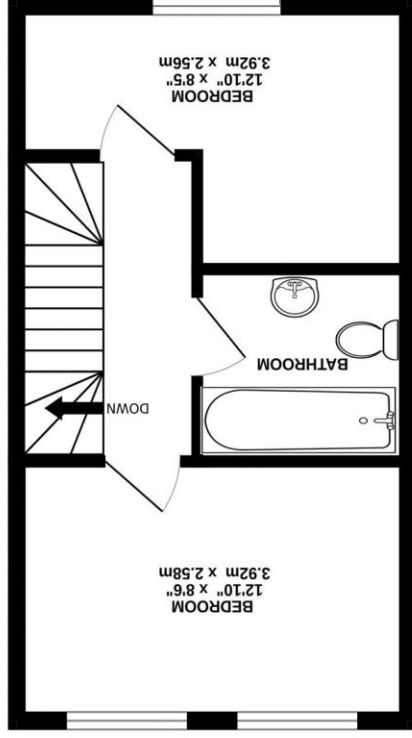
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*



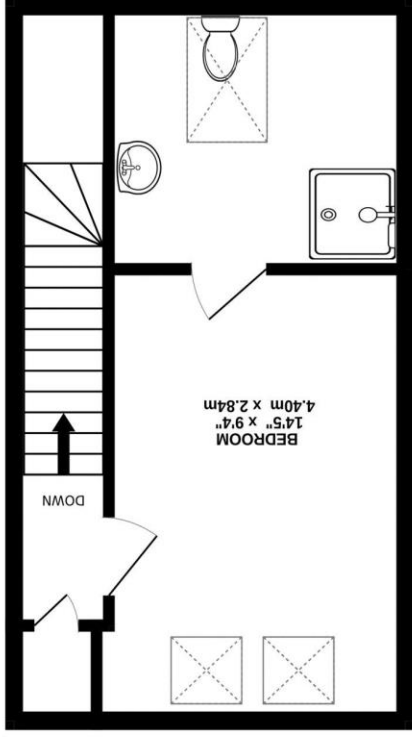
GROUND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



1ST FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



2ND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 883sq.ft. (82.0 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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