



46 The Rise, High Wycombe  
£465,000

## 46 The Rise

High Wycombe, High Wycombe

A well presented semi detached family home set on a corner plot in this popular development. Entrance porch, Sitting room with wood burner, Kitchen/Breakfast room, Three bedrooms, Bathroom, Gas central heating, Garage and parking, Gardens.

Council Tax band: D

Tenure: Freehold

### Entrance porch

Tiled flooring

### Sitting room

Stairs to first floor with under stairs storage cupboard, fireplace, radiator, window to front

### Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in double oven, fitted four ring gas hob with extractor over, built in fridge freezer, built in AEG dishwasher, space and plumbing for washing machine, radiator, under stairs storage cupboard, down lighters, wall thermostat, doors to garden, windows to side





## **First floor**

### **Landing**

Access to loft space, window to side with views

### **Bedroom 1**

Radiator, built in wardrobe, window to front

### **Bedroom 2**

Radiator, window to rear

### **Bedroom 3**

Radiator, built in wardrobe, window to front

### **Bathroom**

White suite comprising panelled bath with mixer tap and drainer, low level W.C., wash hand basin with mixer tap and cupboards under, part tiled walls, down lighters, heated towel rail, window to rear

### **Front garden**

An enclosed area of lawn

### **Garage**

With metal up and over door, light and power

### **Parking**

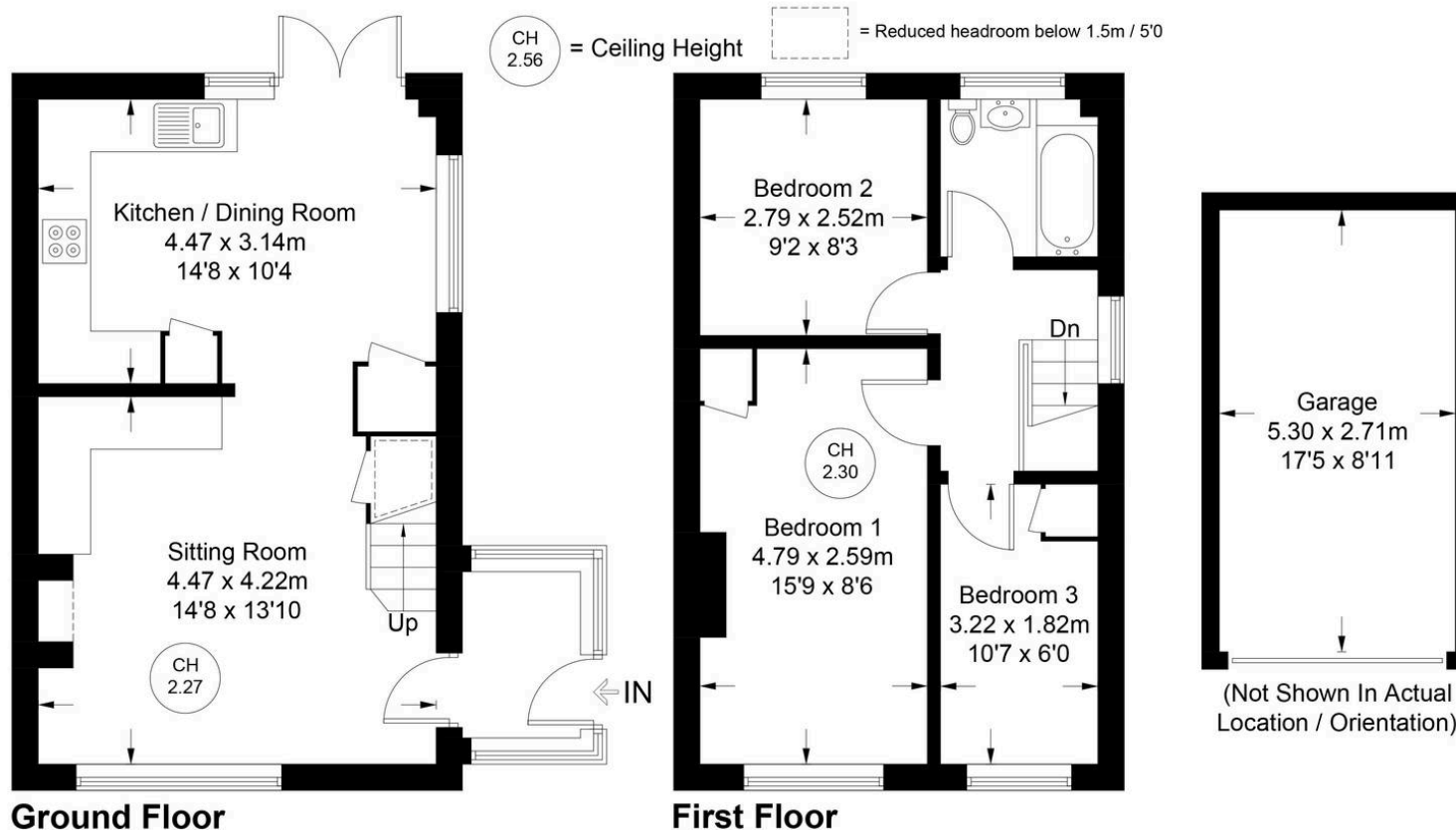
There is a parking space in front of the garage

### **Rear garden**

An area of decking leads to the remainder of garden which is laid to lawn with raised flower and shrub borders. There is a timber shed, a further paved seating area and a summerhouse/playhouse, All is enclosed by panelled fencing and extends to 44' (max.) x 46'.



Approximate Gross Internal Area  
 Ground Floor = 38.0 sq m / 409 sq ft  
 First Floor = 34.6 sq m / 372 sq ft  
 Garage = 13.6 sq m / 146 sq ft  
 Total = 86.2 sq m / 927 sq ft



Floor Plan produced for Robertsons 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.

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