



Estate Agents  
**Hurst**

7 Hillview Gardens, High Wycombe, Buckinghamshire, HP13 6GW  
Offers In Excess Of £365,000

# 7 Hillview Gardens, High Wycombe, Buckinghamshire, HP13 6GW

Offered to the market in immaculate condition throughout is this bright and spacious three bedroom townhouse which benefits from off street parking for two vehicles. Constructed in 2015 by the reputable S Dad Homes, this modern family home is ideally positioned just 0.9 miles from High Wycombe train station, providing fast and convenient access to London Marylebone in under 30 minutes. The town centre and the picturesque Rye Park are also within easy walking distance. The well-proportioned accommodation comprises an entrance hall, guest cloakroom, and a generous lounge/diner with patio doors opening onto a south-west facing rear garden. To the upper floors are three bedrooms, including a principal bedroom with en-suite shower room, alongside a contemporary family bathroom. Further benefits include allocated parking for two vehicles directly in front of the property, gas central heating with a recently installed boiler (May 2024, under warranty until March 2029), and UPVC double glazing throughout.

**BUILT IN 2015**

**THREE BEDROOM TOWN HOUSE**

**ALLOCATED PARKING FOR TWO CARS**

**SOUTH-WEST FACING REAR GARDEN**

**PRINCIPAL BEDROOM WITH EN-SUITE**

**GUEST CLOAKROOM**

**MODERN KITCHEN WITH APPLIANCES**

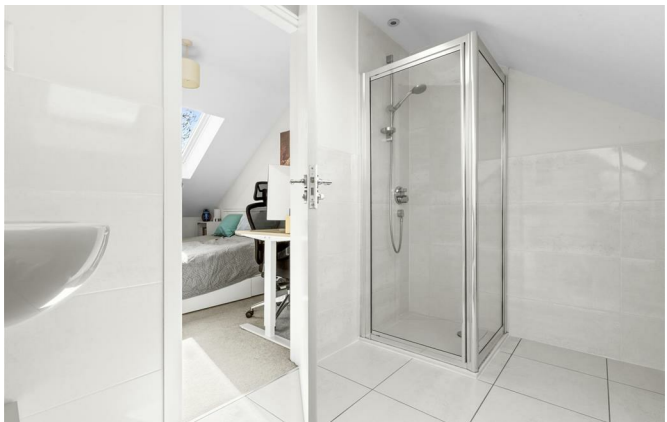
**CLOSE PROXIMITY TO TRAIN STATION**

**GOOD CONDITION THROUGHOUT**

**COUNCIL TAX BAND D**





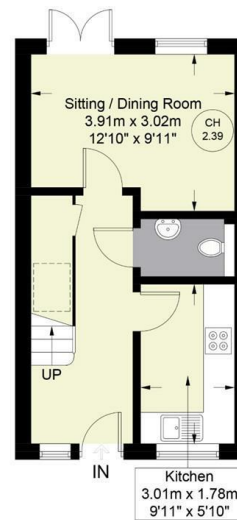


### Hillview Gardens

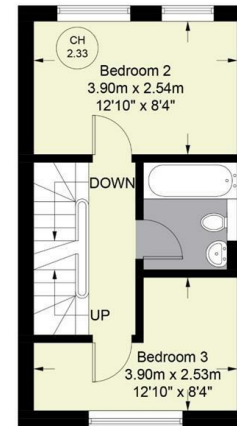
Approximate Gross Internal Area  
 Ground Floor = 316 sq ft / 29.4 sq m  
 First Floor = 312 sq ft / 29.0 sq m  
 Second Floor = 227 sq ft / 21.1 sq m  
 Total = 855 sq ft / 79.5 sq m



CH 2.39 = Ceiling Height      [Dashed Box] = Reduced headroom below 1.5m / 5'0"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floor Plan produced for Hursts by Media Arcade Ltd ©.

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.



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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