



99 Hillary Road

High Wycombe

- A Well presented Bay Fronted Semi-Detached Property
- Popular Location To North-East Of Town Centre
- Much Improved by The Current Vendors
- Entrance Hall, Cloakroom, Lounge, Dining Room
- Kitchen, Three Bedrooms, Bathroom, Double Glazing
- Gas Radiator Heating, Far Reaching Valley Views
- Front & Rear Gardens, Viewing Highly Recommended

Situated just 1.5 miles to the east of the town centre, the property is located conveniently with a choice of convenience stores close by which cater for all day to day needs. Larger shopping facilities are also close by and the town centre and station is easily accessible. Close to local recreational facilities for children as well as being within walking distance of local schools.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



99 Hillary Road

High Wycombe

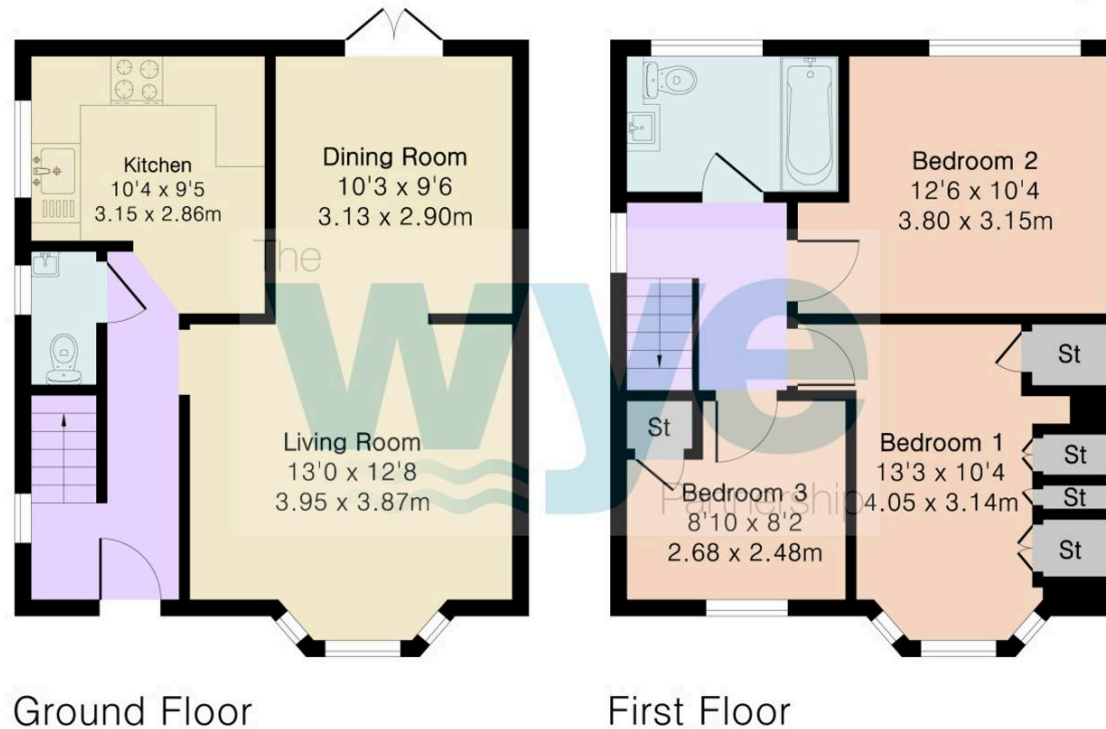
This well presented bay fronted semi-detached house offers an excellent opportunity to acquire a much improved family home in a popular location to the north-east of the town centre. The property features a welcoming entrance hall and convenient cloakroom, leading to a spacious lounge and a separate dining room, ideal for both relaxing and entertaining. The kitchen is thoughtfully laid out, providing ample storage and workspace. Upstairs, there are three bedrooms and a modern family bathroom. The home benefits from double glazing and gas radiator heating throughout, ensuring comfort and efficiency. Notable features include far reaching valley views, adding a sense of space and tranquillity to the living environment. The property has been carefully maintained and enhanced by the current vendors, resulting in a home that is ready to move into. With its desirable setting close to local amenities, reputable schools and transport links, this property will appeal to families and professionals alike. Viewing is highly recommended to fully appreciate this delightful home.



Approximate Gross Internal Area 860 sq ft - 80 sq m

Ground Floor Area 430 sq ft – 40 sq m

First Floor Area 430 sq ft – 40 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

The Wye Partnership High Wycombe

Wye House, 15 Crendon Street, High Wycombe – HP13 6LE

01494 451300 • wylcombe@wyeres.co.uk • www.wyeres.co.uk/

By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

