





# 17 Hollow Rise

High Wycombe

- Improved & Well Presented Terraced Home
- Quiet Cul-De-Sac Location Close to Town
- Modern Fitted Kitchen, Lounge with Patio Doors to Garden
- Two Double Bedrooms & Modern Fitted Bathroom
- Good Size Private Garden, Off Street Parking
- Replacement Double Glazed Windows, Electric Economy 7 Heating

Hollow Rise is a small, quiet cul-de-sac in a tucked away location yet only just over half a mile from the busy town centre and railway station and a short walk from Hughenden Park & Manor, which offers acres of beautiful parkland. There are a choice of supermarkets within easy reach, the town centre offers a vast array of shopping, hospitality and leisure facilities and great transport links with a bus terminus, mainline railway station and good access to motorway links.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





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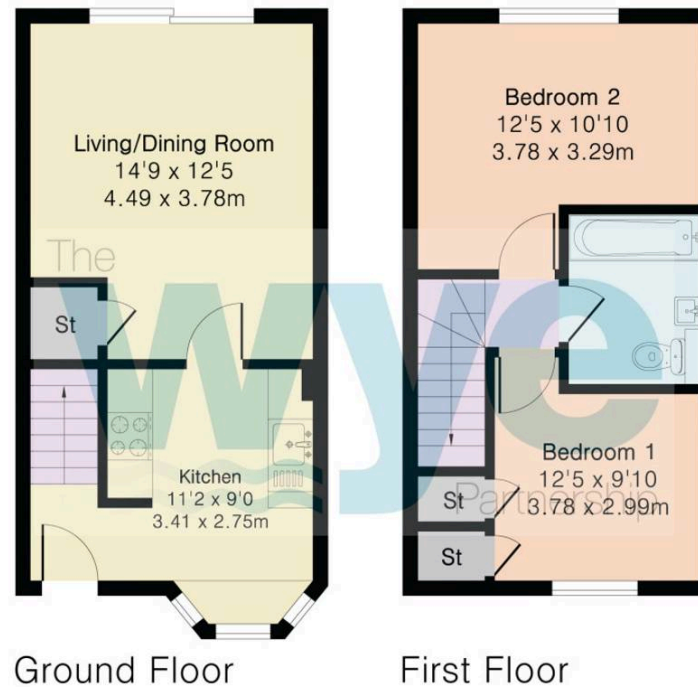
This improved and well presented two bedroom terraced house is situated in a quiet cul-de-sac, conveniently located close to the town centre. The property offers a welcoming lounge with patio doors that open on to the private gardens and a modern fitted kitchen equipped with contemporary units and ample workspace. Upstairs, there are two generously sized double bedrooms as well as a modern fitted bathroom featuring quality fixtures and fittings. Additional benefits include replacement double glazed windows throughout and efficient electric Economy 7 heating, ensuring comfort and energy efficiency. Off street parking is available for the convenience of residents. This attractive home is ideal for first time buyers, professionals or those looking to downsize, with its combination of modern features, practical layout and sought-after location. Early viewing is highly recommended to appreciate the quality and appeal of this well maintained property.



## Approximate Gross Internal Area 615 sq ft - 57 sq m

Ground Floor Area 312 sq ft – 29 sq m

First Floor Area 303 sq ft – 28 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

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