





# 18 Lawsons Rise, High Wycombe, Buckinghamshire, HP13 5NS

Offered to the market with NO ONWARD CHAIN is this FREEHOLD one double bedroom end of terrace house with a large PRIVATE GARDEN and ALLOCATED PARKING. The property is located in a quiet, tucked away cul-de-sac within walking distance of High Wycombe town centre, mainline railway station and the beautiful Hughenden Park. The accommodation comprises; open plan lounge/kitchen/diner, large double bedroom with built in wardrobe and contemporary bathroom. The property further benefits; allocated parking in a residents carpark, far reaching views across the valley and distant fields, modern electric heating and UPVC double glazing.

COUNCIL TAX BAND: B

**NO ONWARD CHAIN**

**LARGE PRIVATE GARDEN**

**ALLOCATED PARKING**

**CONTEMPORARY FITTED KITCHEN**

**LOUNGE/DINER**

**FAR REACHING VIEWS**

**ONE DOUBLE BEDROOM**

**QUIET CUL-DE-SAC**

**WALK OF TOWN CENTRE**

**CLOSE TO HUGHENDEN PARK**





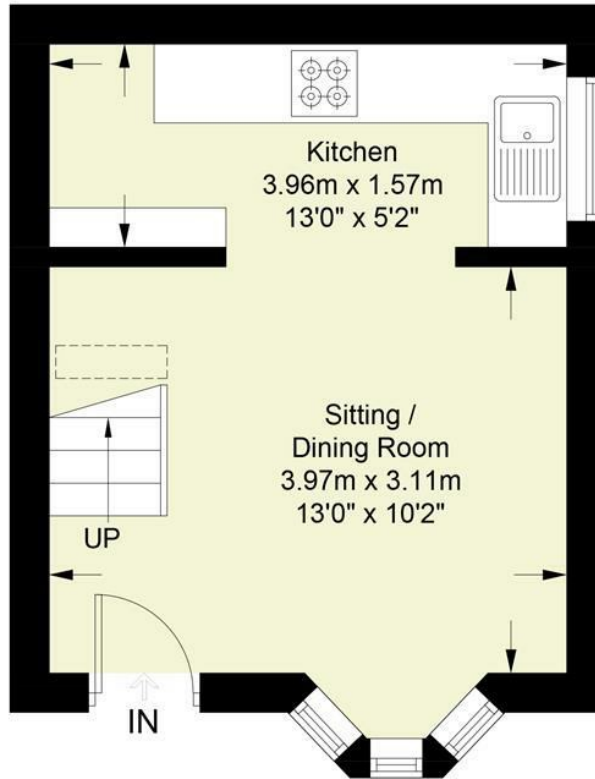


# Lawson Rise

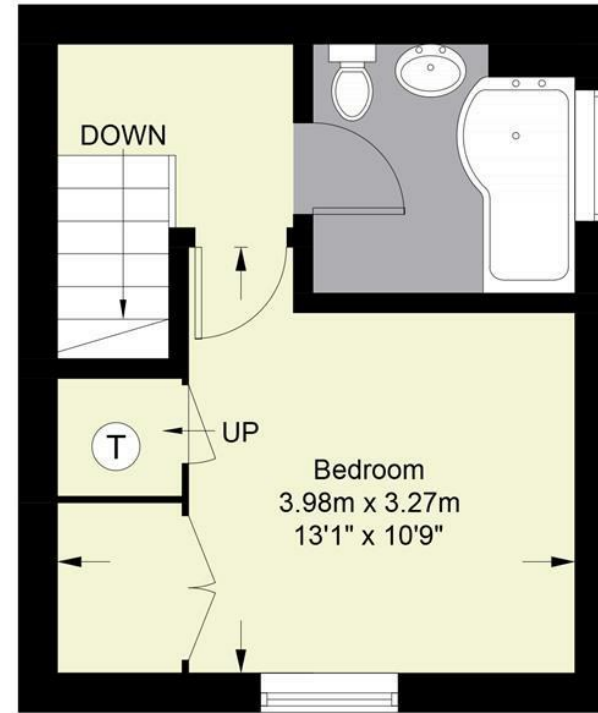
Approximate Gross Internal Area  
Ground Floor = 211 sq ft / 19.6 sq m  
First Floor = 205 sq ft / 19.0 sq m  
Total = 416 sq ft / 38.6 sq m



 = Reduced headroom below 1.5m / 5'0



GROUND FLOOR



FIRST 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.

Estate Agents  
**Hursts**

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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