

FREEHOLD



HILLSIDE, HIGH WYCOMBE, HP13 7LG

Guide Price

£399,950

FEATURES

- Quiet cul-de-sac location
- Extension/annexe potential
- Walk-in cupboard to principal bedroom
- Private service road
- Spacious principal bedroom
- Three bedrooms
- Generous garden
- Conservatory potential
- 10-minute walk to train station
- Easy access to the A40 and M40



**Rye
View**
HOMES

3 Bedroom House - Semi-Detached located in High Wycombe

The property is conveniently located for High Wycombe town centre, a range of local amenities, shops and schools, as well as excellent transport links. High Wycombe railway station and the town centre are both approximately a 10-minute walk away and around a 4-minute drive, providing excellent convenience for commuters and those looking to be close to local amenities. The A40 and M40 are also readily accessible.

Situated within a quiet cul-de-sac, the property benefits from a peaceful setting with a service road providing convenient access. The surrounding area also features attractive woodland, creating pleasant opportunities for walks and outdoor recreation.

The accommodation is arranged over two floors and includes off-street double parking to the rear, a substantial double garage with an inspection pit and a range of additional outbuildings and storage areas. The garage and additional spaces are well suited to a variety of uses, including parking, vehicle maintenance, storage, hobbies or home working. The existing outbuilding also has potential to be converted into an annexe or additional accommodation, subject to the necessary planning permissions and consents.

Upon entering the property, the ground floor comprises an entrance hall leading to a spacious sitting room, creating a comfortable and versatile reception space. The kitchen/dining room has a practical layout with room for both cooking and dining, while the ground-floor bathroom completes this level.

To the first floor are three bedrooms, including a well-sized principal bedroom, a further double bedroom and a third bedroom. The principal bedroom includes a useful walk-in cupboard, while the property also has a loft providing additional storage.

Externally, the property has an extensive garden, together with further garden space to the front. There is considerable potential for extension, subject to the necessary planning permissions and consents, with the garden providing scope for a conservatory or further extension.

The combination of the sizeable plot, outdoor space, double garage with inspection pit and existing outbuildings creates an exciting opportunity for buyers seeking a property with flexibility and scope for further development.

The property extends to approximately 1,283 sq ft (119.2 sq m) in total, including the garage and outbuildings, providing a substantial amount of space both internally and externally.

Accommodation:

Ground Floor

Kitchen/Dining Room:
3.45m x 3.38m (11'4" x 11'1")

Sitting Room:
4.17m x 3.35m (13'8" x 11'0")

Bathroom

Entrance Hall

First Floor

Bedroom 1:
4.17m x 3.40m (13'8" x 11'2")

Bedroom 2:
3.47m x 2.68m (11'5" x 8'10")

Bedroom 3:
2.42m x 2.41m (7'11" x 7'11")

Landing

Outbuildings

Double Garage:
4.91m x 4.42m (16'1" x 14'6")

Store:
2.44m x 2.20m (8'0" x 7'3")

Additional Store:
5.08m x 2.21m (16'8" x 7'3")

Approximate Total Area:
119.2 sq m / 1,283 sq ft, including the outbuildings.

Viewing
Strictly by appointment only.

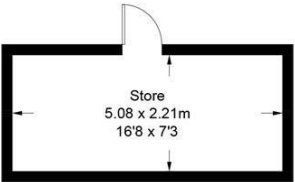
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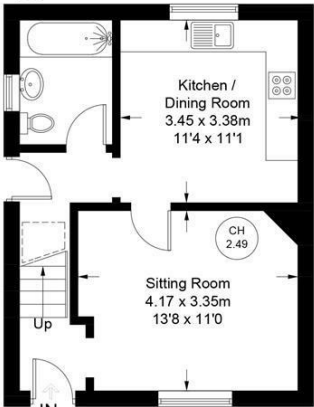
Hillside, HP13 7LG

Approximate Gross Internal Area
Ground Floor = 37.0 sq m / 398 sq ft
First Floor = 36.7 sq m / 395 sq ft
Outbuildings = 45.5 sq m / 490 sq ft
(Including Double Garage)
Total = 119.2 sq m / 1283 sq ft

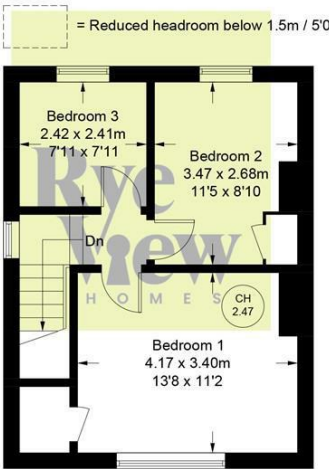


(Not Shown In Actual Location / Orientation)

CH 2.49 = Ceiling Height

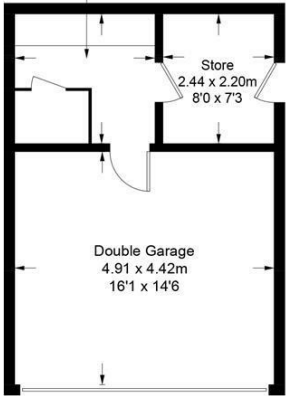


Ground Floor



First Floor

Workshop
2.72 x 2.43m
8'11 x 8'0



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	76
England & Wales		
	EU Directive 2002/91/EC	

Floor Plan produced for Rye View Homes 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.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

