



Estate Agents
Hurst

10 Hillview Gardens, High Wycombe, HP13 6GW
£375,000

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A well presented two bedroom, semi detached house, brought to the market in good condition throughout. The property is situated within walking distance of High Wycombe train station, town centre and the beautiful Rye park making it an ideal purchase for a commuter or first time buyer. The accommodation comprises; entrance hall, guest cloakroom, modern fitted kitchen, living room with patio doors leading out to the garden, two double bedrooms, family bathroom and a versatile loft room which is currently being used as an office/study. The property further benefits; driveway parking, gas central heating, UPVC double glazing and a private rear garden. An internal viewing is highly recommended.

Ideally positioned, Hillview Gardens provides convenient access to High Wycombe town centre, local shops, and amenities, while also being within easy reach of transport links, including High Wycombe railway station, offering direct connections to London Marylebone. The surrounding area also offers access to green spaces and countryside walks, balancing modern living with nearby outdoor amenities.

CUL-DE-SAC LOCATION

SEMI DETACHED HOUSE

DRIVEWAY PARKING

OFFICE/STUDY LOFT ROOM

UPVC DOUBLE GLAZING

PRIVATE REAR GARDEN

CLOSE TO SCHOOLS & LOCAL AMENDITIES

**IDEAL FOR FIRST TIME BUYERS & INVESTORS
ALIKE**

AN INTERNAL VIEWING IS ADVISED







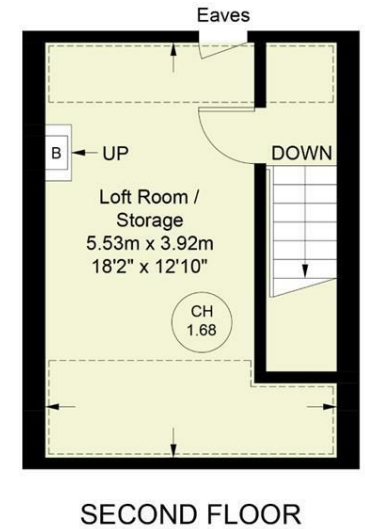
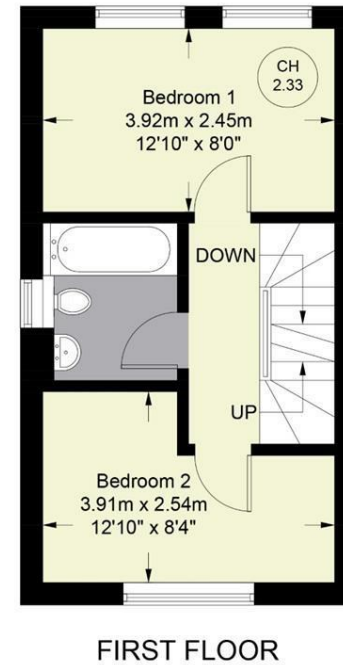
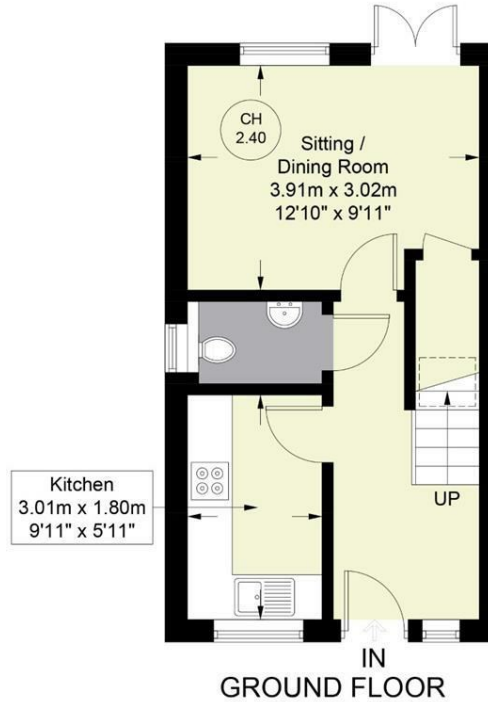
Hillview Gardens

Approximate Gross Internal Area
 Ground Floor = 314 sq ft / 29.2 sq m
 First Floor = 311 sq ft / 28.9 sq m
 Second Floor = 232 sq ft / 21.6 sq m
 Total = 857 sq ft / 79.7 sq m



CH 2.40 = Ceiling Height

[Dashed line] = Reduced headroom below 1.5m / 5'0"



Floor Plan produced for Hursts by Media Arcade ©.

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.

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