





# 83 Hithercroft Road, High Wycombe, Bucks, HP13 5RA

Situated in a quiet tucked away position on Hithercroft Road, is this three bedroom semi-detached house that has been well cared for by the current owners and is offered in good condition throughout. The property is within walking distance of Downley village and is also within close proximity to the town centre and High Wycombe railway station, offering a direct service into London Marylebone. This property is offered to the market with a complete chain above and comes with a garage and parking for one vehicle and would make an excellent first time purchase or family home. The accommodation comprises; entrance hallway, guest cloakroom, through lounge/diner with patio doors to rear garden, fitted kitchen, three well proportioned bedrooms and family bathroom. The property further benefits; garage to the rear of property, parking for one vehicle, double glazing, gas central heating, front and rear gardens. The property has been competitively priced and an early viewing is recommended.

**THREE BEDROOM SEMI-DETACHED PROPERTY**  
**GUEST CLOAKROOM**  
**GARAGE AND PARKING FOR ONE VEHICLE**  
**FITTED KITCHEN**  
**ENCLOSED AND LEVEL REAR GARDEN**  
**WALKING DISTANCE OF DOWNLEY VILLAGE**  
**UPVC DOUBLE GLAZING & GAS CENTRAL HEATING**  
**COMPLETE CHAIN ABOVE**  
**PROPERTY FRONTS A GREEN**  
**IDEAL FAMILY HOME**







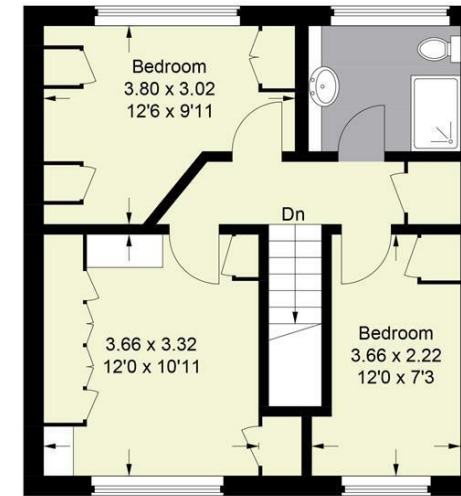




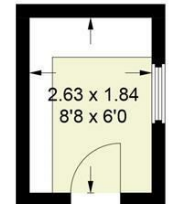
Approximate Gross Internal Area  
 Ground Floor = 43.6 sq m / 469 sq ft  
 First Floor = 42.8 sq m / 461 sq ft  
 Garage & Outbuilding = 17.9 sq m / 193 sq ft  
 Total = 104.3 sq m / 1,123 sq ft



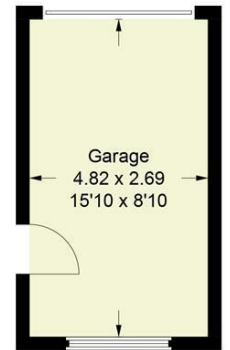
**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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