



Estate Agents  
**Hurst**

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

# 10 Hillview Gardens, High Wycombe, HP13 6GW

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**







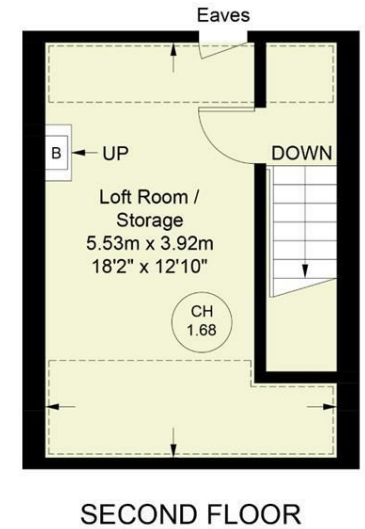
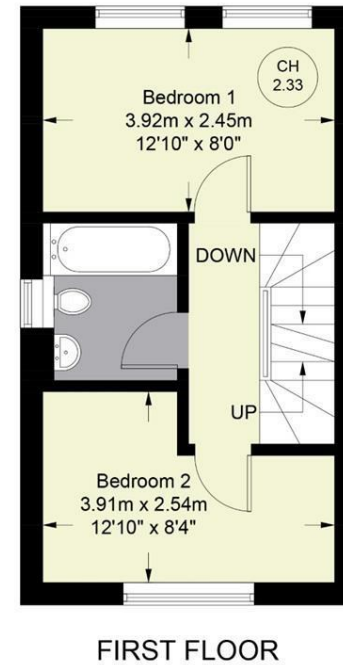
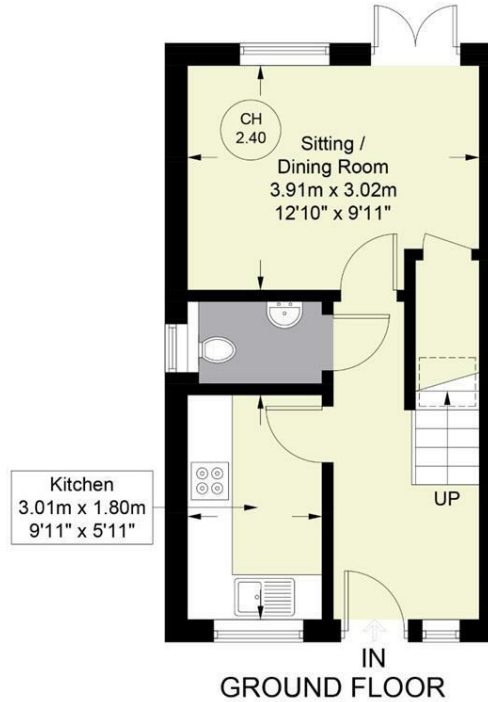
## Hillview Gardens

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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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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