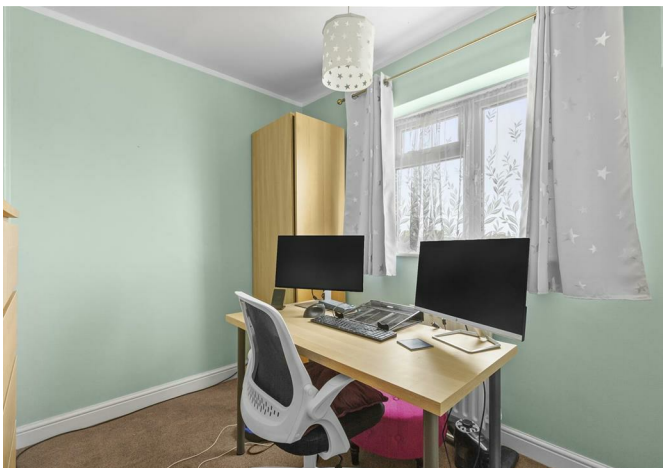




Hillary Road High Wycombe HP13 7RA



Hillary Road High Wycombe HP13 7RA

**£400,000**

A well proportioned 3 bedroom end terrace family home situated in Totteridge. The property comes with the added benefit of No Onward Chain.

## Description

The property comprises of three well sized bedrooms, open plan kitchen & Dining Room, separate living room, downstairs WC & family bathroom with separate WC. The Kitchen features a built in gas cooker and hob, built in extractor fan and washing machine. leading out from the kitchen there is access to a large decking area that leads to the garden and access to a garage.

To the rear of the property there is a spacious garden and garage with plenty of scope to add additional parking for 3-4 cars.

Additional features include gas central heating and double glazing.

Ideal for an investment purchase or a family home.

## Situation

The house is located in the heart of Totteridge and is conveniently placed for access around the town. It benefits from being walking distance to Highcrest Academy but is also within a mile of four primary schools. In addition The Royal Grammar School is situated 1.5 miles away. The house is served by a convenient road network accessed via two adjacent roads Hatters Lane and Totteridge Road. The railway station and town centre are also within 1.1 miles of the property.



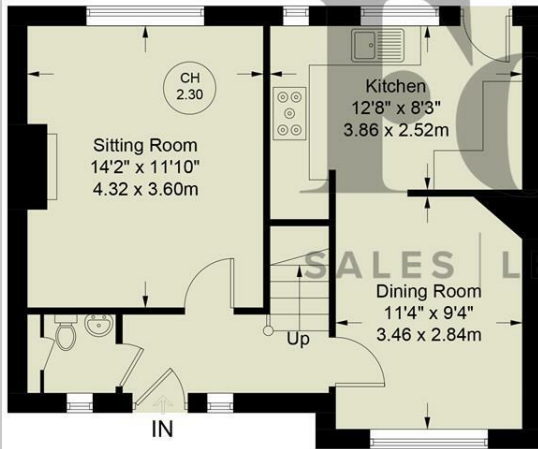
# Floor Plans

## Hillary Road, HP13 7RA

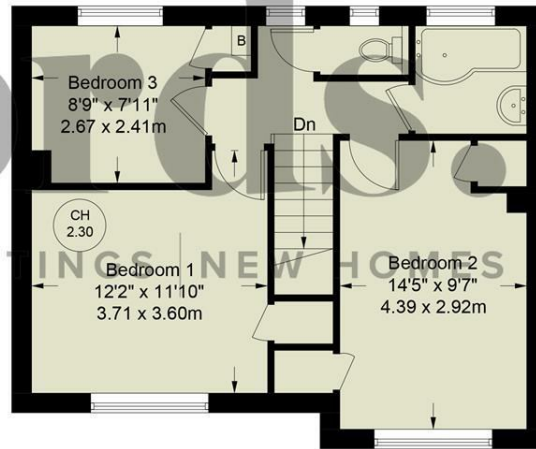
Approximate Gross Internal Area  
 Ground Floor = 475 sq ft / 44.1 sq m  
 First Floor = 471 sq ft / 43.8 sq m  
 Outbuilding = 47 sq ft / 4.4 sq m (Excluding Garage)  
 Total = 993 sq ft / 92.3 sq m



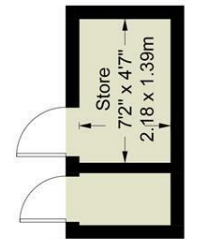
CH = Ceiling Height  
 2.30



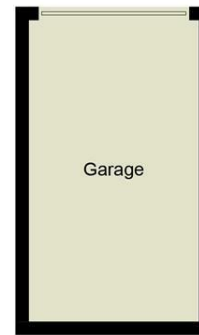
Ground Floor



First Floor



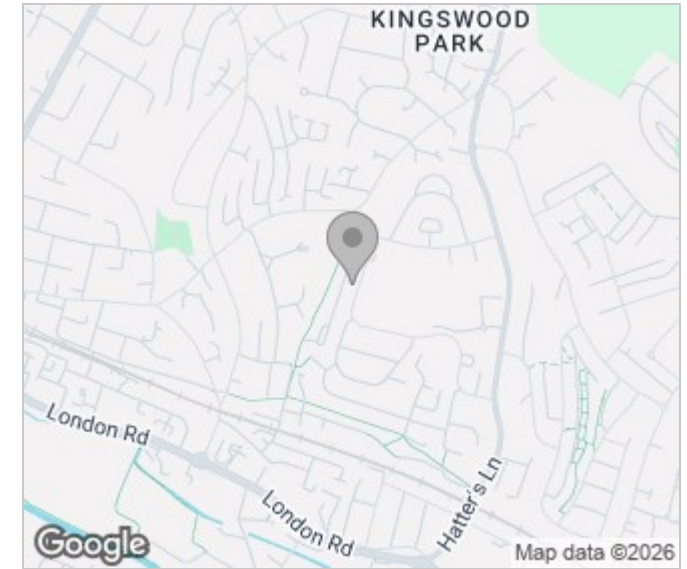
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Floor Plan produced for Ford & Partners 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.

# Area Map



# Energy Performance Graph

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	