



FORD & PARTNERS

— ESTATE AGENTS —



122 Hithercroft Road, High Wycombe, Buckinghamshire, HP13 5RH



122 Hithercroft Road, High Wycombe, Buckinghamshire, HP13 5RH

Guide price £375,000

Viewings from Saturday 29th January 2022 -

A well-presented three-bedroom end of terrace home which has been lovingly maintained by the same owner since built. The property has the rare benefit within the development of driveway parking for three or four cars.

Description

When approaching the property towards the front door, there is a large front garden which is mainly laid to lawn with an additional patio area. Upon entering the property through the front door, you are welcomed into the central hallway with the refitted cloakroom to your left. Through the door in front, you access the Kitchen Diner which benefits from a single-story rear extension giving you additional internal space in the kitchen. Through the dining space, you have the spacious L-shaped sitting room.

On the first floor, there are two double bedrooms and one single. There is also the recently refitted modern bathroom that has the added benefit of a walk-in shower.

Further features include recently refitted double glazing, gas central heating, a garage and driveway parking for three to four cars.

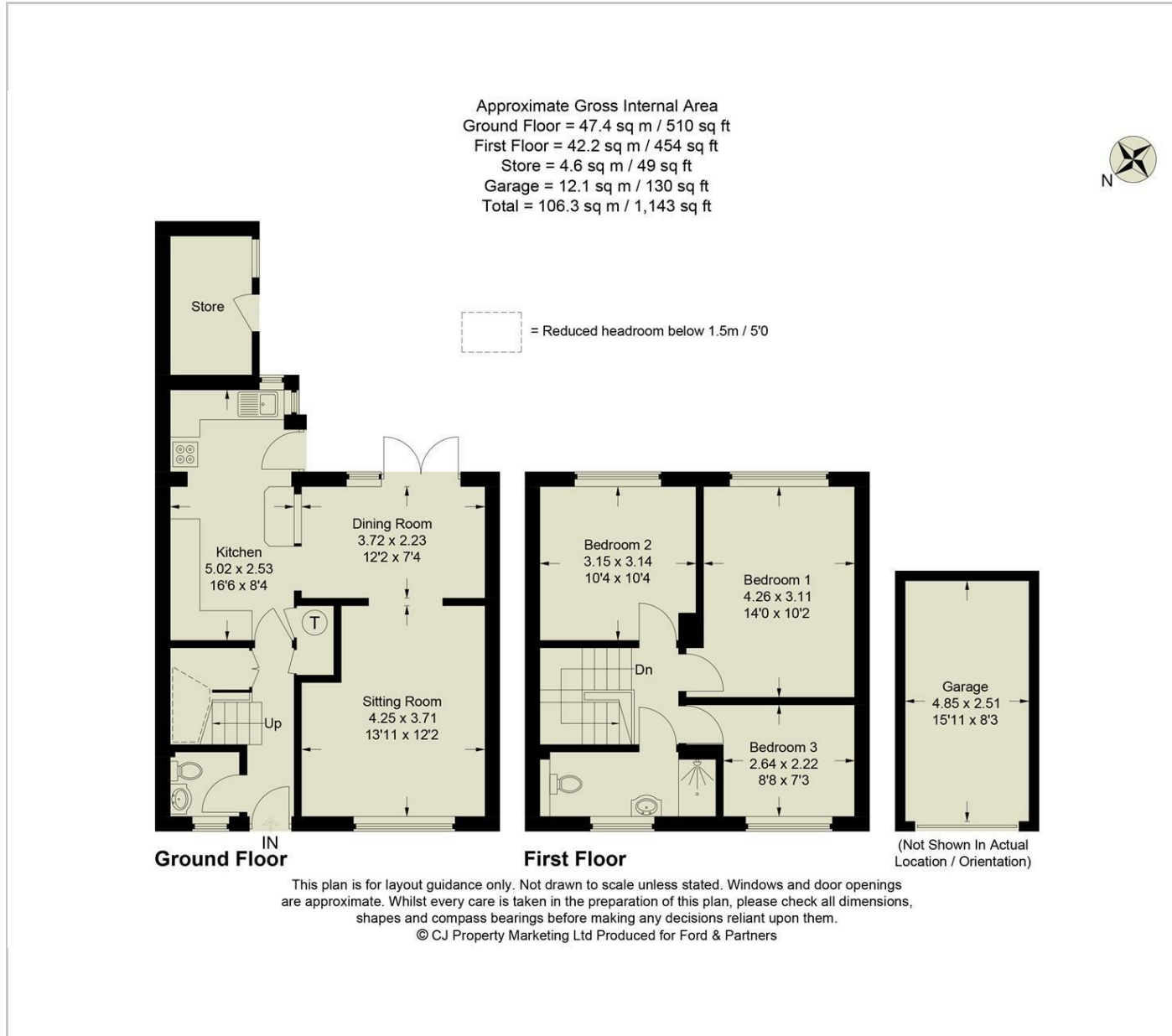


Situation

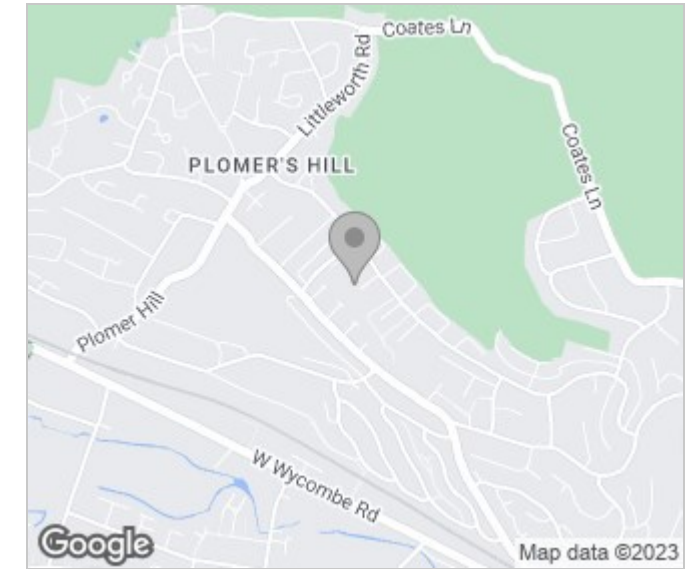
Hithercroft Road is close to the village of Downley, where you'll find a traditional village green, some local pubs and a good selection of small shops, including a Tesco Express and a Co-op. There is easy access to some wonderful Chiltern countryside for you and the family to enjoy, including the National Trust's Hughenden estate. Just over a mile to the south-east is High Wycombe town centre, where you'll find a great selection of shops, restaurants, and entertainment, along with a fast and frequent rail service to London and Birmingham. There are "good" and "outstanding" rated primary schools close by and for the older children, you will have access to some of the country's finest state grammar schools.



Floor Plans



Area Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	