



Keegan White
ESTATE AGENTS

81 Hillary Road | £425,000



Features

- Beautifully Presented
- Three Good Sized Bedrooms
- Four Piece Bathroom Suite
- Kitchen Diner
- Block Paved Parking
- EPC Rating C (72)

The entrance hallway is bright with two windows to front aspect and a storage cupboard to one end. The kitchen is a perfect example of how a modern kitchen should be, with a host of storage units set below and above the wooden work top, along with the integral appliances, gas hob, overhead extractor fan and butler sink. A rear lobby provides space for coats and boots as well as additional storage including an integrated freezer and wine cooler. The living room has a snug feel about it with a

central fireplace and patio doors leading out to the garden. To the first floor, there are three well proportioned bedrooms and a newly fitted family bathroom comprising of a four piece suite with a panel bath, separate shower cubicle, hand basin with vanity units and a WC. Externally, to the front, there is block paved parking for several vehicles, with a side gate leading to the rear garden. The garden is fenced and largely laid to lawn with timber decking to the rear section.



The property is located in Totteridge, a popular residential area to the east of High Wycombe's town centre. Wycombe is a busy market town, with the excellent Eden centre at the heart of it providing a host of retail, leisure and entertainment facilities. Other amenities include the Swan Theatre, Rye Park for outdoor leisure pursuits including a boating lake, and the state-of-the-art Sports Centre which boasts amongst other things an Olympic size swimming pool and an exciting rock climbing wall. With an abundance of State and Grammar Schools, the Chiltern mainline railway station with fast trains into Marylebone in

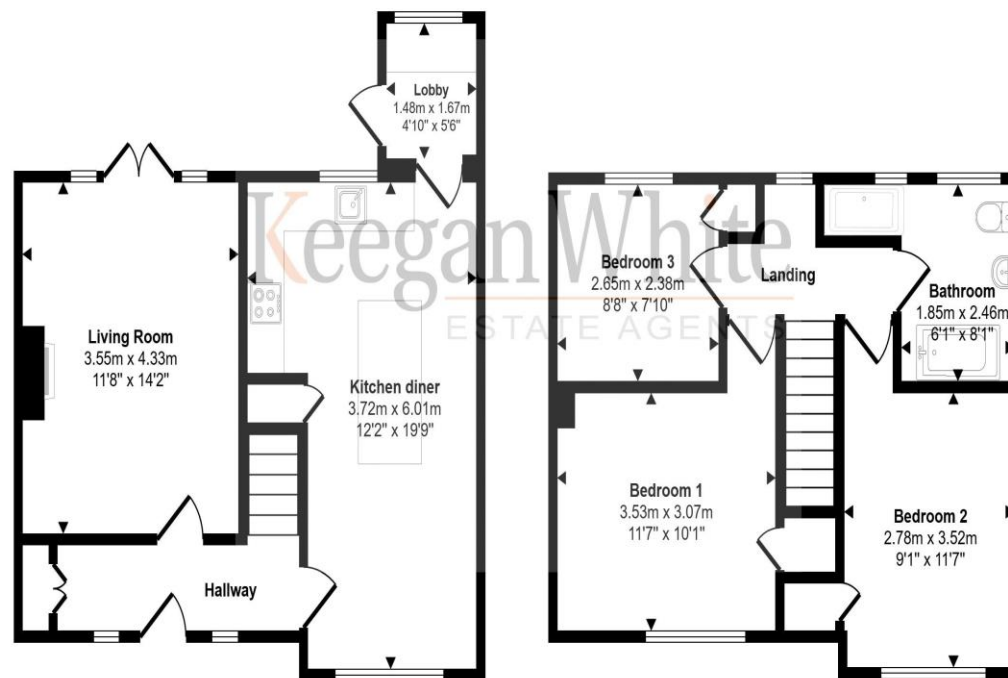
under half an hour, as well as Junctions 3 & 4 of the M40, High Wycombe remains a highly popular town for schooling and commuting.

Additional Information:
Council Tax: Band C.
Energy Performance Rating: EPC C (72).





Approx Gross Internal Area
89 sq m / 960 sq ft



Ground Floor
Approx 45 sq m / 489 sq ft

First Floor
Approx 44 sq m / 471 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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