

JNP

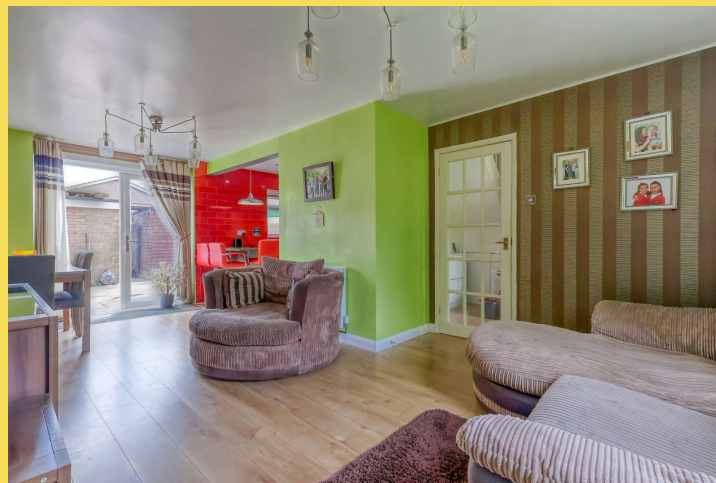


127 Hithercroft Road, High Wycombe, HP13 5RA

Asking Price £400,000 *Freehold*

Three-bed family home in Downley Village with a converted garage, spacious accommodation and excellent local school catchments.

- Landscaped Rear Garden
- Modern Finish Throughout
- Converted Garage with Air Conditioning and Shower Room
- Excellent Access To Downley Village, High Wycombe Town Centre And Transport Links
- Within Catchment of Primary, Secondary & Grammar Schools
- Open-Plan Kitchen/Living Space
- Well-Presented And Recently Refurbished Throughout
- Highly Sought-After Downley Location
- EPC: C



The property comprises a welcoming entrance hallway leading into the heart of the home, a bright and spacious open-plan kitchen/living area. The property also benefits from a convenient downstairs cloakroom. The converted garage provides an excellent additional room with toilet and shower with air conditioning that can be used to suit a variety of needs, whether as a home office, playroom, second reception room, gym, hobby room, or additional bedroom space, subject to any necessary permissions. Upstairs, there are three well-proportioned bedrooms, complemented by a contemporary family bathroom. Externally, the property benefits from attractive and practical outdoor space, providing an ideal area for relaxing, entertaining, or family use. The rear of the property also offers useful access and additional storage options.

Hithercroft Road is conveniently positioned for access to Downley Village, where a selection of local shops, cafés, and everyday amenities can be found. High Wycombe town centre is also within easy reach, while excellent road and transport links provide

convenient access to surrounding areas. The property is well suited to first-time buyers, families, and investors, with a number of well-regarded primary and secondary schools nearby, including access to local grammar schools. An internal viewing is highly recommended to fully appreciate the generous accommodation, flexible living space, and convenient location this excellent three-bedroom family home has to offer.

Directions

Head out of High Wycombe town centre in a westerly direction along the Pastures and follow up the hill. At the top, take a right hand turning onto Hughenden Avenue and then the first left onto Brindley Avenue. At the end of the road, take a left hand turning onto Hithercroft Road. The property will be located on your right hand side. You will have reached your destination.

Tenure: Freehold

The property offers a potential rental income of £1,800 PCM. Council Tax band C. EPC band C.

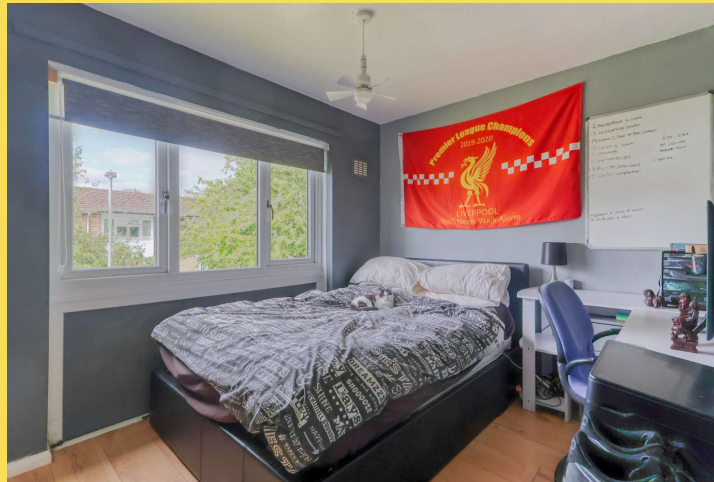
Agents Note

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We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of AIG (KH) Ltd T/A JNP.

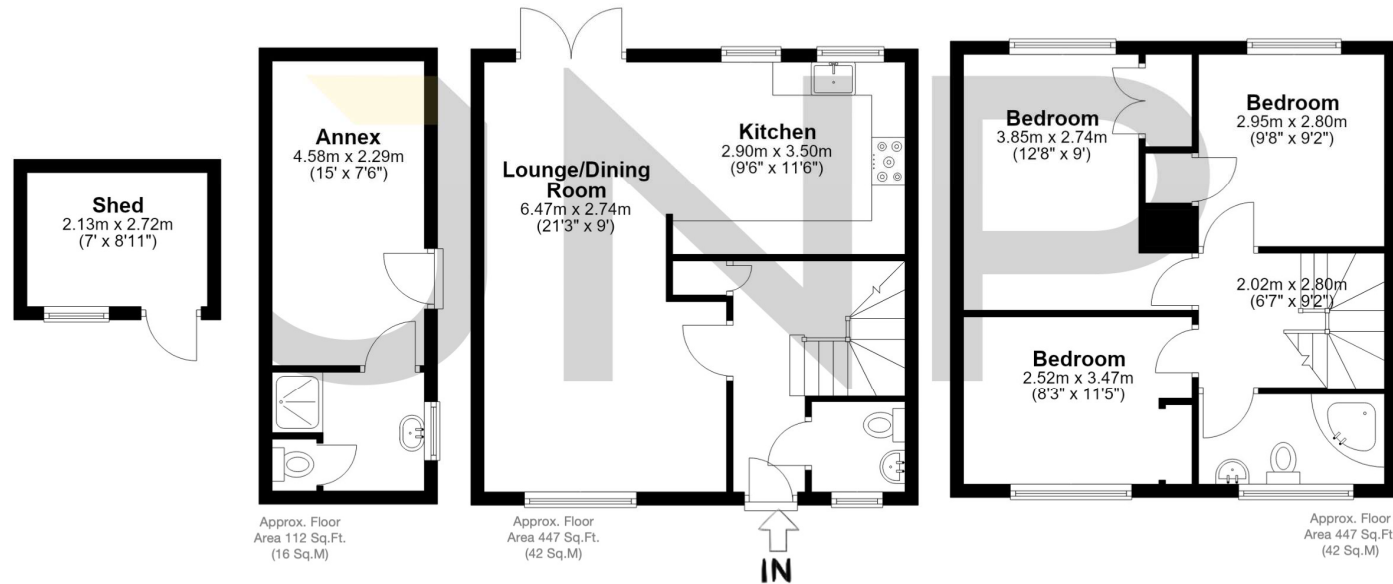
AML Disclaimer

Please note that it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note that we shall require proof of funds before we instruct the sale, together with your instructed solicitors.





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The approximate total area for the elements of the property represented on the floorplan is 103 SqM (1110 Sq.Ft)

Hithercroft Road, High Wycombe, Buckinghamshire, HP13 5RA

This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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