40 Hillside, High Wycombe, HP13 7LG

Asking Price £360,000 *Freehold*

A three-bedroom semi-detached home in a quiet cul-de-sac, close to the town centre and train station requiring modernisation and with no onward chain.

- Offered For Sale With No Onward Chain
- Convenient Access To The Town Centre And Train Station
- Three-Bedroom Semi-Detached Home In a Quiet Cul-De-Sac
- Requiring Modernisation With Excellent Potential To Personalise
- Entrance Porch And Hallway Leading To Two Separate Reception Rooms
- Conservatory Providing Additional Living Space And Garden Outlook
- Large Rear Garden Offering Plenty Of Outdoor Space
- Gas Radiator Heating, Double Glazing And On-Road Parking
- EPC: To be confirmed

The property requires modernisation throughout, offering an excellent opportunity to create a home tailored to your own tastes. The ground floor comprises an entrance porch, hallway, lounge, separate dining room and conservatory, providing flexible living accommodation. Upstairs are three bedrooms and a family bathroom. Further benefits include gas radiator heating and double glazing. Outside, the large rear garden provides generous outdoor space, with on-road parking available to the front. The property is offered with no onward chain.

The quiet cul-de-sac setting offers convenient access to the town centre, with its range of shops, restaurants and everyday amenities. The nearby train station provides useful connections for commuters, while local schooling adds to the appeal for families. Viewing is recommended to appreciate the accommodation, garden and potential on offer.

Directions

Head out of High Wycombe town centre along Totteridge Road and continue along this road for a considerable way. Go straight at the traffic lights and continue up Totteridge Road then take a left hand turn onto Hillside. Continue to the end of the road, the property will be located to your left hand side. You will have reached your destination.

Tenure: Freehold

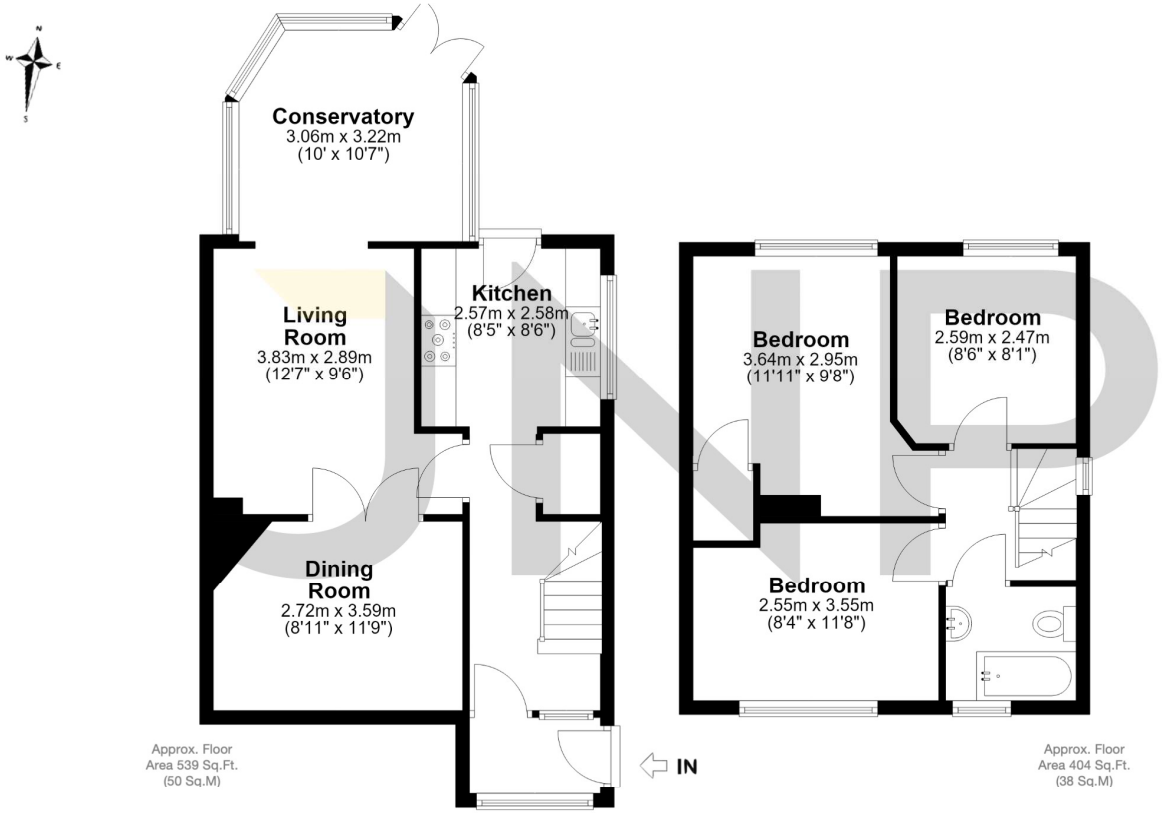
The property offers a potential rental income of £1,600 PCM. Council Tax band C. EPC band to be confirmed.

Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. 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.



The approximate total area for the elements of the property represented on the floorplan is 88 SqM (943 Sq.Ft)

40 Hillside, High Wycombe, Buckinghamshire, HP13 7LG

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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