



## 4 The Rise

### High Wycombe

- Good Size Three bedroom Town House In Popular Area
- Cloakroom, Bedroom Three/study, Utility Room
- Living/Dining Room, Kitchen
- Two Further bedrooms, Family Bathroom With Separate Shower
- Integral Garage Currently Separated As Two Storage Rooms
- Gas Heating, Double Glazing
- Driveway And South Facing Rear Gardens
- Cul-De-Sac Location Convenient To Amenities And Motorway Access

Situated two and a half miles to the east of High Wycombe town centre, the property is conveniently situated for junction 3 of the M40 motorway and is easily accessible to local supermarkets and a variety of DIY stores and Wycombe Retail Park. The town centre offers a wide range of shopping and leisure facilities including a mainline rail link with London, Birmingham & Oxford. The property is also within easy reach of local parkland & recreational facilities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



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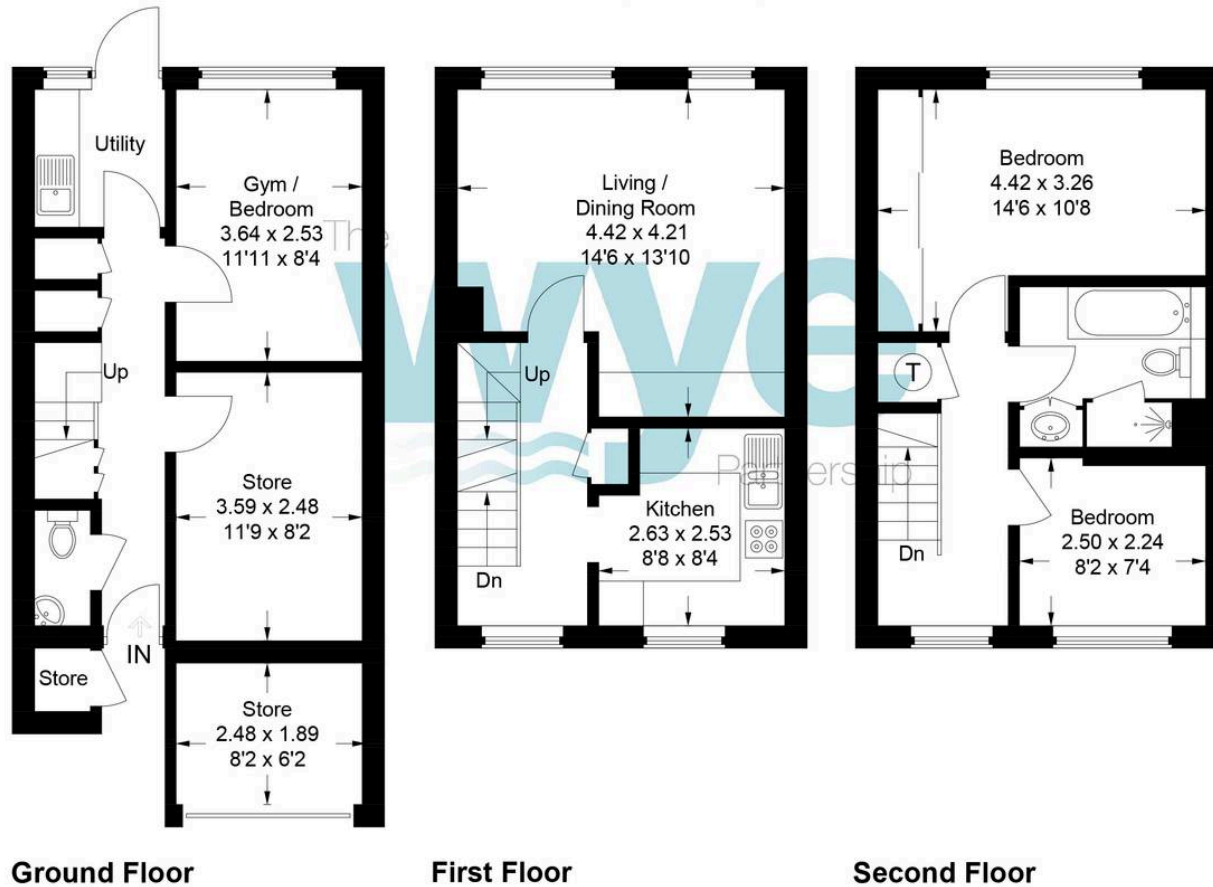
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This well-presented three bedroom terraced townhouse offers comfortable and versatile living in a popular residential area. The ground floor features a useful cloakroom, a third bedroom that could also serve as a study, and a practical utility room. On the first floor, you will find a spacious living/dining room enjoying far reaching valley views alongside a kitchen. The upper floor accommodates two further bedrooms and a family bathroom, which includes a separate shower for added convenience. An integral garage, currently divided into two storage rooms, offers flexible options for storage or potential conversion, subject to relevant permissions. The property benefits from gas heating and double glazing throughout. Located in a quiet cul-de-sac, this home is within easy reach of local amenities, surrounding countryside and provides excellent access to the M40 motorway. Early viewing is highly recommended.



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Approximate Gross Internal Area  
 Ground Floor = 32.4 sq m / 349 sq ft  
 First Floor = 31.7 sq m / 341 sq ft  
 Second Floor = 31.7 sq m / 341 sq ft  
 External Stores = 5.4 sq m / 58 sq ft  
 Total = 101.2 sq m / 1,089 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## The Wye Partnership High Wycombe

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