



78 Hillary Road

High Wycombe

- An Extended Bay Fronted Semi-Detached House Requiring Some Updating
- Living Room, Separate Dining Room, Kitchen
- Five Bedrooms, Two Bathrooms
- Gas Heating To Radiators, Double Glazing
- Front & Rear Gardens With Double Garage At The Rear
- Catchment Of The Royal Grammar School
- Available With No Onward Chain

Situated just 1.5 miles to the east of the town centre, the property is located conveniently with a choice of convenience stores close by which cater for all day to day needs. Larger shopping facilities are also close by and the town centre and station is easily accessible. Close to local recreational facilities for children as well as being within walking distance of local schools.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Certificate: D



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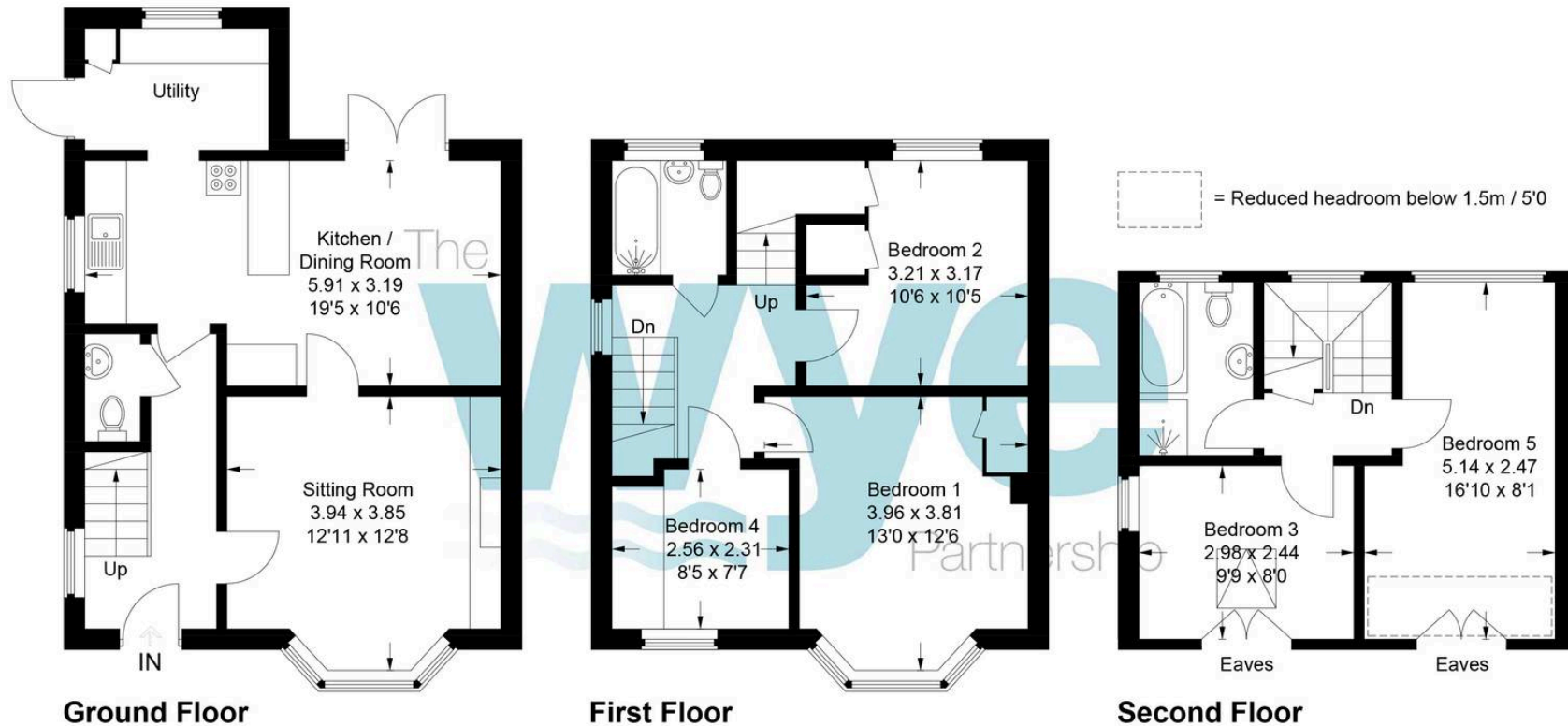
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This substantial, five bedroom, semi-detached house presents an excellent opportunity for those seeking a spacious family home within the sought-after catchment area of the Royal Grammar School. The property, an extended, bay fronted, semi-detached house, requires some updating yet offers generous accommodation arranged over three floors. The ground floor features a living room, a separate dining room and a well-proportioned kitchen. The first floor comprises three bedrooms and a family bathroom, while the second floor provides two additional bedrooms and a further bathroom with shower, offering flexible living arrangements for larger families or guests. There is gas radiator heating and double glazing. The property is available with no onward chain, facilitating a straightforward purchase process. With its popular location and excellent potential, this house represents an excellent opportunity to create a bespoke family residence tailored to your own tastes and requirements.



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Approximate Gross Internal Area
Ground Floor = 47.1 sq m / 507 sq ft
First Floor = 41.5 sq m / 447 sq ft
Second Floor = 30.9 sq m / 333 sq ft
Total = 119.5 sq m / 1,287 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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