



**FORD & PARTNERS**

— ESTATE AGENTS —



103 Hillary Road, High Wycombe, Buckinghamshire, HP13 7RW





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**Guide price £395,000**

Ford & Partners are pleased to present this Three Bedroom House to buy in the heart of Totteridge. The property consists of three bedrooms, reception room/dining room, kitchen, three bedrooms, rear garden and a side patio area. It features Gas Central Heating and Double Glazing.



## Description

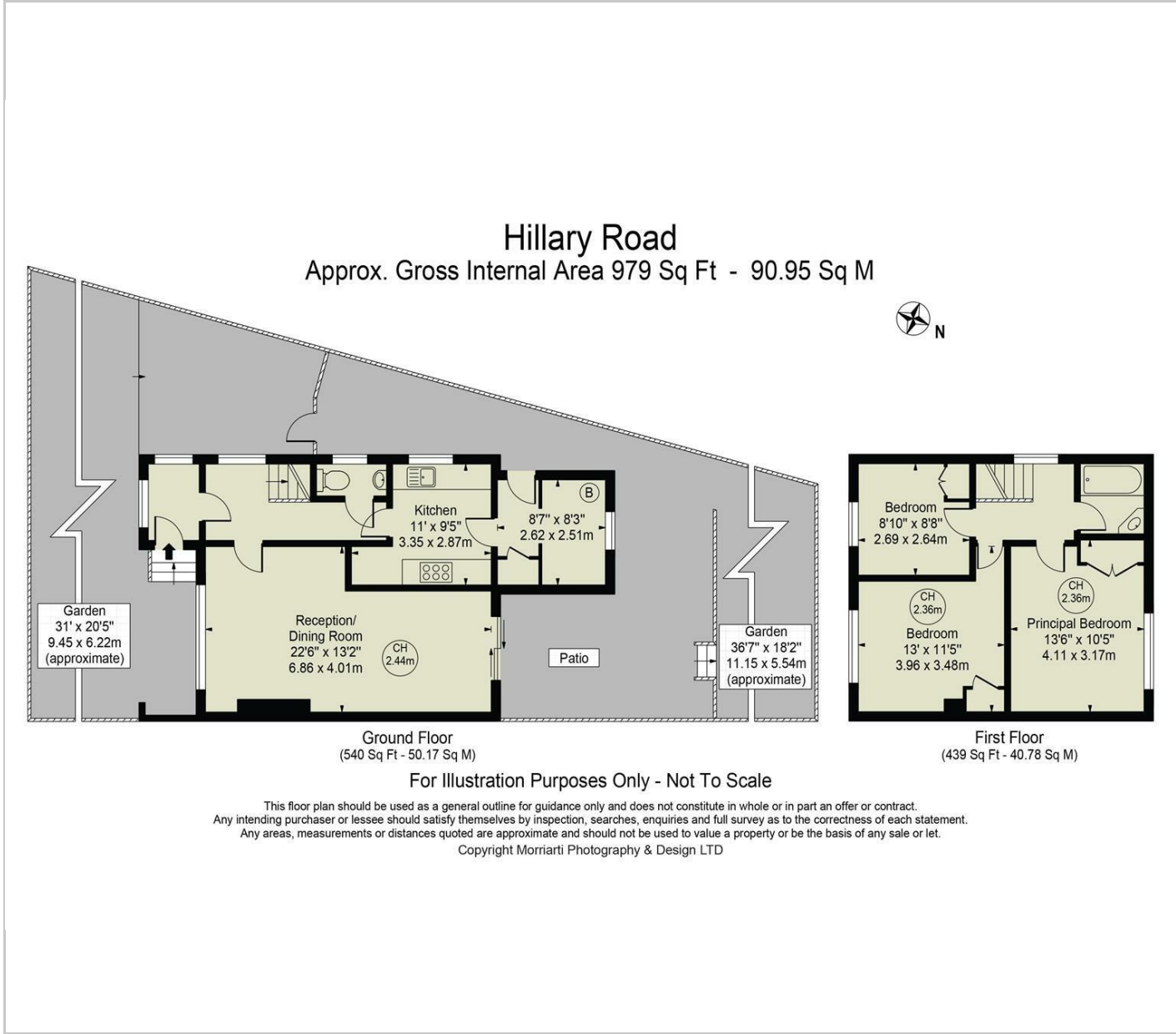
The house is located in the heart of Totteridge and is conveniently placed for access around the town. It benefits from being walking distance to Highcrest Academy but is also within a mile of four primary schools. The house is served by a convenient road network accessed via two adjacent roads Hatters Lane and Totteridge Road. The railway station and town centre are also within 1.5 miles of the property.

## Situation

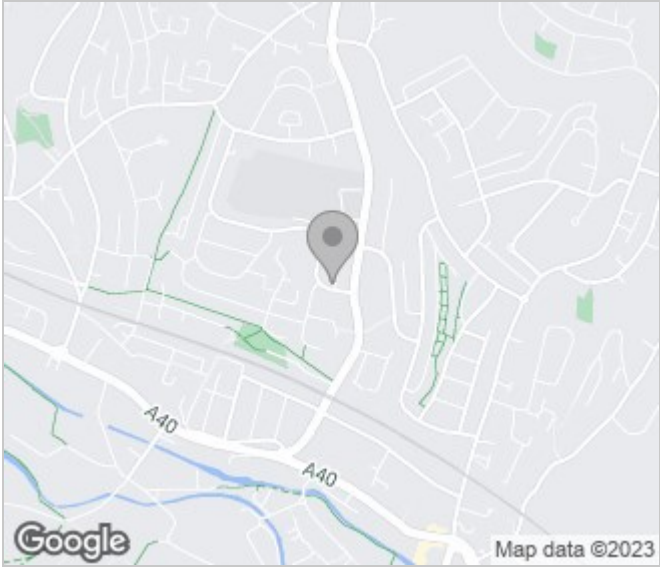
The house is accessed via a walkway, leading to a small set of stairs to the front door. Entering via a white UPVC door you are presented with a small porch area before using a secondary door to access the hallway. The main living areas are accessible to the right hand side and there is a large reception room/dining room. Following the hallway at the front, you are presented with a downstairs w/c leading to a a modern fitted kitchen. There are two further storage areas downstairs. Upstairs there is a very traditional arrangements of three bedrooms and a family bathroom.



Floor Plans



Area Map



Energy Performance Graph

