



36 Amersham Road
High Wycombe

TIM RUSS
& COMPANY



36 Amersham Road
High Wycombe
Bucks HP13 6QU

A handsome detached family home set in lovely mature gardens just a stroll to highly regarded schools and main line station

Guide Price £950,000



The Property

Set on an impressive south easterly facing plot of 0.64 of an acre is this striking detached house built in the 1920's rich in original detail with attractive tile hung upper elevations. In our opinion the property has been well maintained by the long-term owners and offers excellent scope to reconfigure if required. The principal rooms enjoy fine views over the lawned gardens. The accommodation comprises in brief: wide hallway, cloakroom with separate wc, generous sitting room with minster fireplace and double doors to garden, study with double doors to garden, bay windowed dining room with minster style fireplace, large breakfast room with double doors to the garden, kitchen fitted with a good range of units, utility area and separate pantry. On the first floor is a light and spacious master bedroom and three further double bedrooms served by a bathroom, shower room and separate wc.

Outside

The property provides ample driveway parking leading to two adjoining garages one with inspection pit and external staircase to cellar. Without question the extensively lawned gardens are an outstanding feature and enjoy a high degree of privacy with tennis lawn to the rear and small orchard beyond.

Location

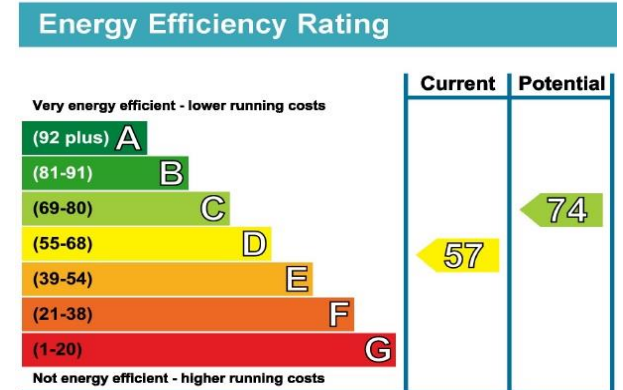
The property is ideally situated within a stroll to the main line station providing a frequent service into London Marylebone, with the fastest trains taking approximately 28 minutes. High Wycombe provides a centre for major retail outlets and supermarkets including the renowned Eden Shopping centre. For families there are a number of highly regarded schools in the area, notably the nearby Royal Grammar school (boys), also John Hampden (boys) and Wycombe High School (girls). The M40 can be joined at junction 4 High Wycombe with easy accessibility to the M4 (Heathrow) and the M25. At Handy Cross is the new hub development which includes a state of the art leisure centre and full size Waitrose.

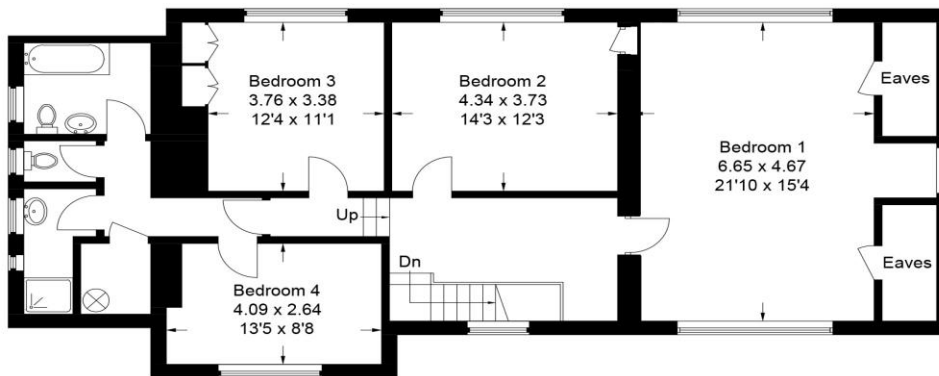
Viewings

Strictly by appointment only.

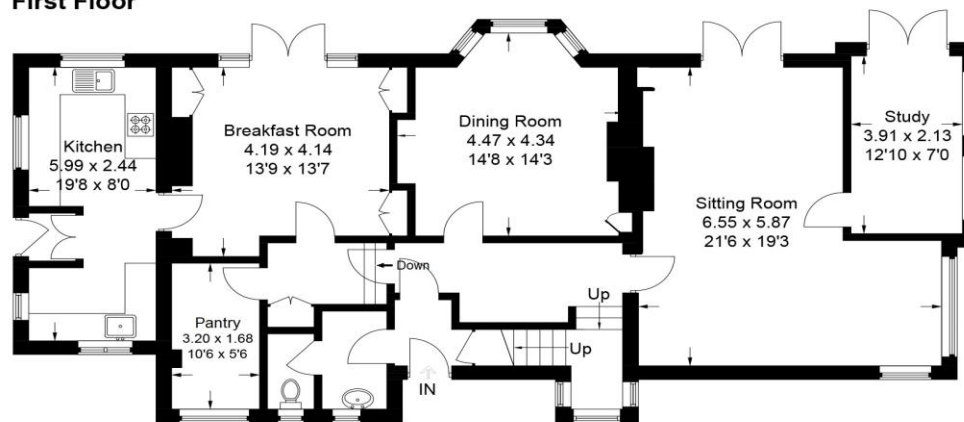
Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

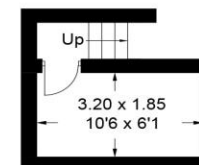




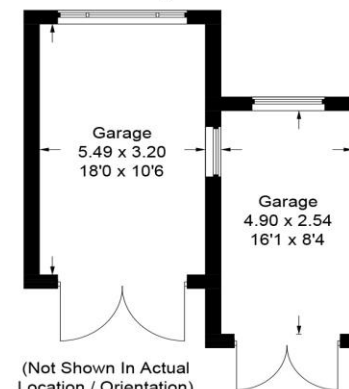
First Floor



Ground Floor



Cellar Under Garage



(Not Shown In Actual Location / Orientation)

Garage

36 Amersham Road

Approximate Gross Internal Area

Ground Floor = 123.0 sq m / 1324 sq ft

First Floor (Excluding Eaves) = 112.1 sq m / 1207 sq ft

Cellar = 6.0 sq m / 65 sq ft

Garage = 31.9 sq m / 343 sq ft

Total = 273.0 sq m / 2939 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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