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48 Amersham Road
High Wycombe | Buckinghamshire | HP13 6QU

48 Amersham Road

An immaculately presented detached five bedroom family home in a sought after location within walking distance of the Royal Grammar School and High Wycombe Train Station. 48 Amersham Road has been completely renovated by the current owners and offers a unique blend of character and style with contemporary interiors. The accommodation flows well throughout and is really suited to modern day living with well proportioned light living spaces which has served their family of six beautifully over the years. This versatile space has a master suite and bathroom to ground floor creating opportunity to annex. The property also benefits from an extension forming three good reception rooms, open plan kitchen, five beds and three bathrooms.

Ground Floor:

Entrance Hallway

Dining Kitchen

Family Room

Utility Room

Sitting Room

Study

Master Bedroom with En-Suite

Cloak Room

First Floor:

Bedroom Two

Bedroom Three

Bedroom Four

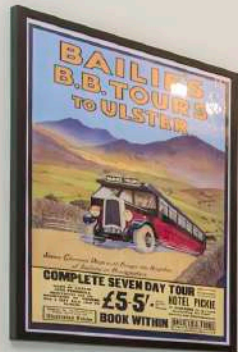
Bedroom Five

Shower Room

Family Bathroom

Shower Room







Outside:

The property is approached via a driveway with parking for several vehicles.

An undoubted feature of this house is the terrace which can be accessed from the kitchen providing views over the garden. The secluded south east facing garden has been landscaped and is mainly lawn with shrub and flower gardens as well as a further patio area. There is also a side gate access.

There is also the addition of a large storage area under the family room, accessed from the garden.

Property information:

Tenure: Freehold

Services: Mains electricity, water and sewerage, gas fired central heating

Council Tax Band: G

Local Authority: Wycombe District Council

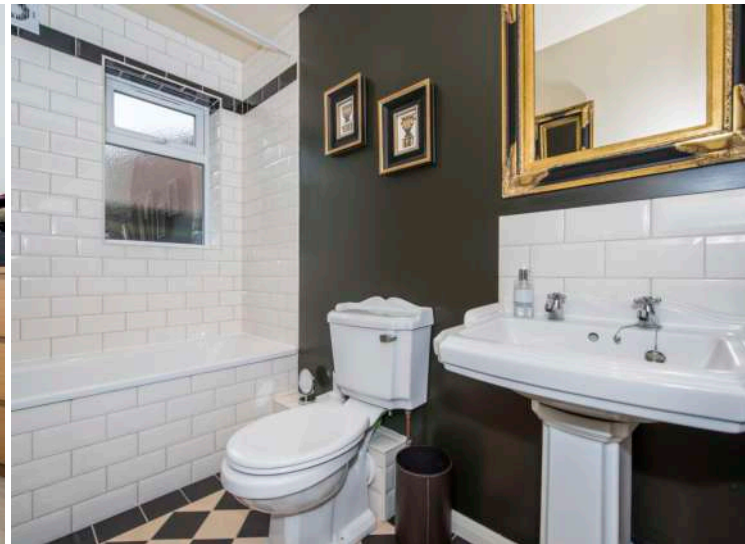
EPC Rating: C

Location:

High Wycombe town centre is within walking distance and offers comprehensive shopping, leisure, cultural and business facilities. High Wycombe train station is also within walking distance and will take you to London Marylebone in approximately 27 minutes (fast train) whilst Junction 4 of the M40 can whisk you to the M25, the M4 and Heathrow Airport.

The renowned Royal Grammar School for boys is directly opposite the property, and there is easy access to the town's other renowned grammar schools (The John Hampden for boys and Wycombe High School for girls) from Amersham Road. Distinguished private schools Godstowe and Wycombe Abbey are also within a short distance of the property. Other schools for children of all ages, in both the public and private sector are within reach.

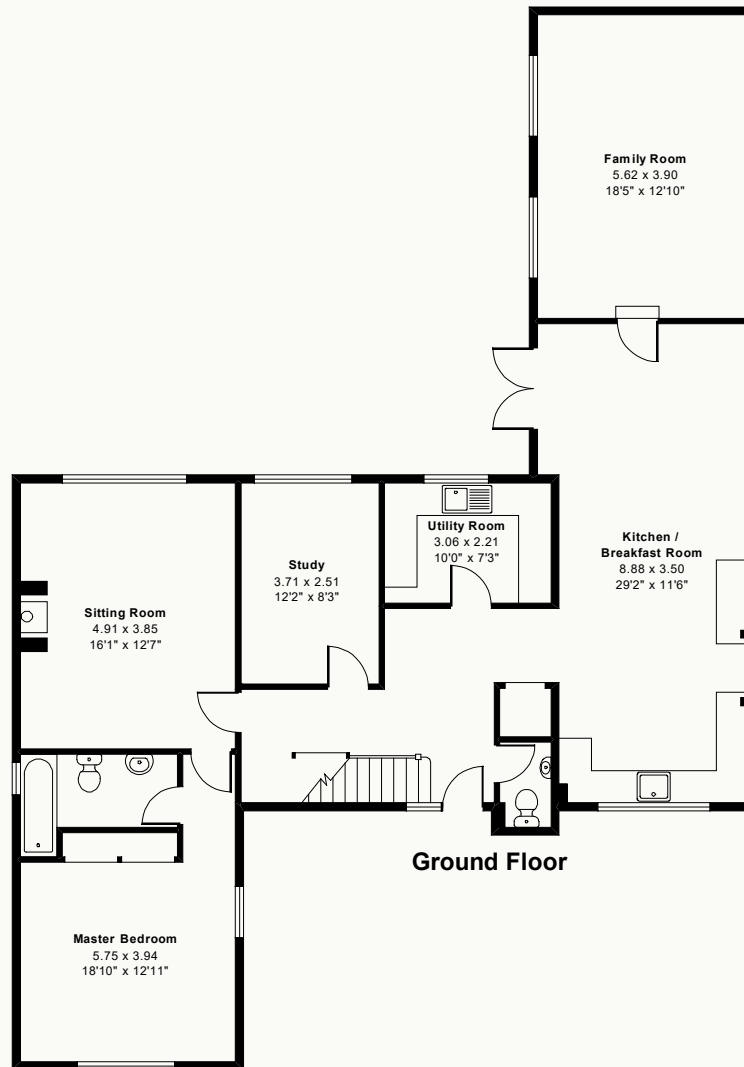
Whilst being in such an accessible position, protected open countryside and parkland is nearby. Disraeli's former estate at the National Trust owned Hughenden Manor is just over 2 miles away.





NOT TO SCALE

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Approximate Floor Area
209.32 sq m - 2253 sq ft
(Gross Internal)

