



Speen Road
North Dean

TIM RUSS
& COMPANY



Speen Road

North Dean

HP14 4NN

A four-bedroom family home in a village location offered with no onward chain and impressive views.

£650,000



The Property

Offered with no onward chain is this four-bedroom family home with outstanding views and flexible living space. There is a huge amount of character in this home as soon as you step through the door. The ground floor comprises a spacious dining room with log burner, a beautifully presented living room with open fireplace, a cloakroom and an excellent kitchen breakfast room with access to the garden. There is also a pantry and a very useful study room.

To the first floor there are four great size bedrooms. The main bedroom benefitting from dual aspect windows enjoys the stunning views to the front and back of the property. There is a bright and airy family bathroom and a separate shower room.

Outside

This home has parking for several vehicles to the front. The garden is a real feature of this property, enjoying views of the countryside from the end and backing onto beautiful woodlands.

Location

The local area is well known for its beautiful walks, beech woodland and lovely views over countryside. The property is situated within Greenbelt and Area of Outstanding Natural Beauty. North Dean comprises of a small residential community surrounded by countryside situated between the villages of Speen and Hughenden Valley. Both offer a community run village shop, public houses and highly regarded primary schools. High Wycombe (about five miles) has a range of major shopping facilities and offers a direct rail link to London Marylebone in a little over 30 minutes. Junction 4 M40 connects with the general motorway network. There are secondary/grammar schools at High Wycombe and Princes Risborough. Buckinghamshire is renowned for its state and private education.

Viewings

Strictly by appointment only.

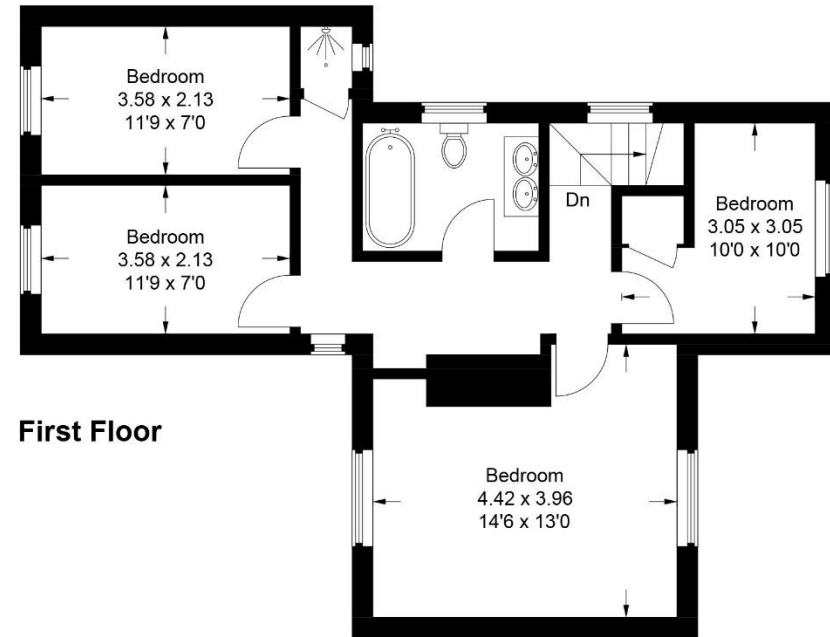
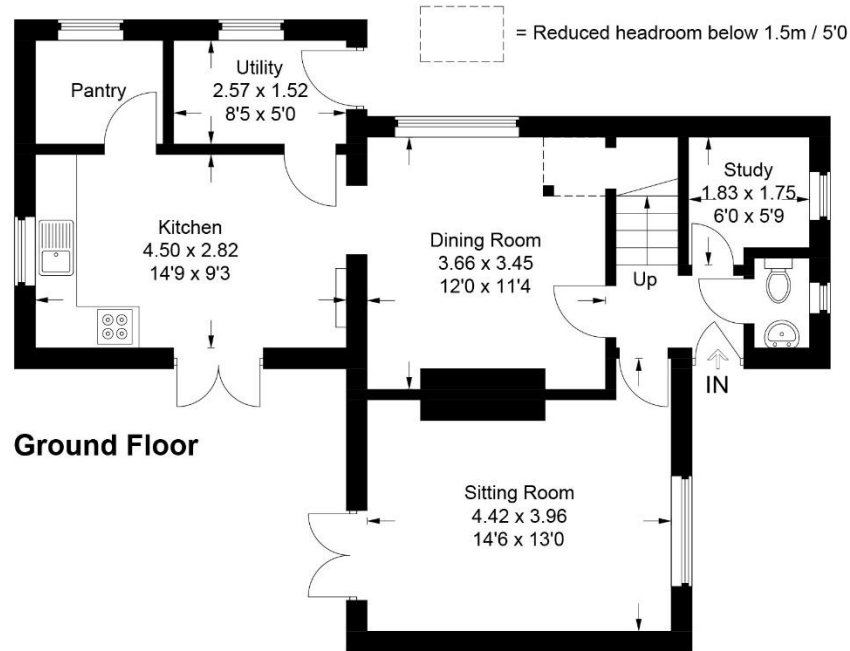
Mortgage

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

Tenure Freehold

Council Tax Band D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area
 Ground Floor = 59.1 sq m / 636 sq ft
 First Floor = 58.5 sq m / 630 sq ft
 Total = 117.6 sq m / 1,266 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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company

1 High Street, Princes Risborough, Bucks, HP27 0AE
 T: **01844 275522**
 E: p.risborough@timruss.co.uk
www.timruss.co.uk



Tim Russ & Company for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Tim Russ & Company has any authority to make or give any representation or warranty whatever in relation to this property. (4) They do not hold themselves responsible for any expense incurred in viewing the same or any liability in respect of abortive journeys. Terms quoted are subject to contract. Floor Plan copyright of Tim Russ & Company.