



Chorley Road,
West Wycombe, Buckinghamshire.

TIM RUSS
& COMPANY

Chorley Road,
West Wycombe, Buckinghamshire, HP14 3AS.



- **THREE BEDROOMS WITH EN SUITE SHOWER & BATHROOM**
- **LIVING ROOM WITH LOG BURNER**
- **OUTSTANDING KITCHEN/DINING/FAMILY ROOM AS 'HUB OF HOME'**
- **CLOAKROOM & UTILITY ROOM**
- **LARGE LANDSCAPED GARDEN WITH LOVELY TERRACE**
- **DRIVEWAY OFF ROAD PARKING**
- **SUPERB CONDITION INCLUDING ATTRACTIVE OAK AND TILED FLOORING**
- **NATIONAL TRUST VILLAGE OF WEST WYCOMBE NEARBY**
- **RURAL EDGE OF TOWN SETTING**
- **STUNNING COUNTRY VIEWS**

£575,000

A particularly well presented older style three bedroom semi-detached – home which has been thoughtfully enlarged and adapted to provide lovely spacious accommodation with the outstanding feature being the 'hub of the home' kitchen/dining/family room. Offered with a large garden, gated driveway for off road parking and breathtaking views of open countryside.

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SITUATION The property is situated in a lovely rural position on the edges of West Wycombe parish within walking distance of the National Trust village at West Wycombe and easy driving distance of the larger towns of both High Wycombe and Princes Risborough. There are well regarded primary and secondary schooling in the area for both private and public sector and there are mainline railway stations at nearby Saunderton and High Wycombe that provide a regular service to London, Marylebone. Junction 4 of the M40 (M25) can be joined at Handy Cross, High Wycombe and Junction 5 at Stokenchurch.

DESCRIPTION This thoughtfully extended mature three bedroom semi-detached home will strongly appeal to character - seeking buyers looking for contemporary space and fittings in a country setting. The spacious ground floor interior includes in brief: Side entrance hall with cloakroom, living room with log burner, dining / family area (with comprehensive storage cupboards), beautifully fitted kitchen/breakfast/family room and separate utility room.

The fitted kitchen is a truly stunning addition with light quartz worktops and island and a part vaulted ceiling with velux windows and bifolding doors opening to the terrace. On the first floor the Master bedroom has a stylish en suite shower room and there are two further bedrooms served by a lovely modern bathroom. The bedrooms all have delightful views.

The property is double glazed and heated by LPG (propane) to radiators with the cylinders concealed tidily in garden stores.

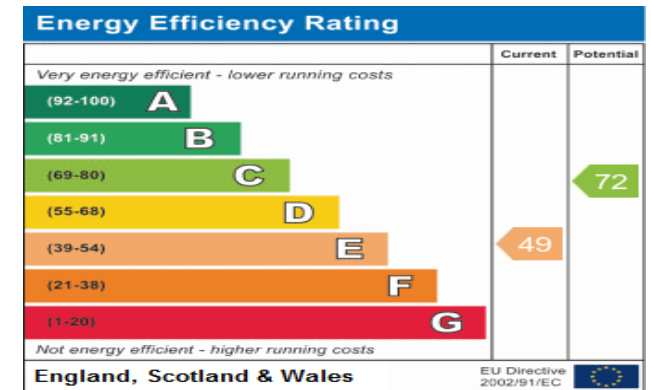
Outside The rear garden features a thoughtfully landscaped paved terrace and seating areas with steps up to a generous sized lawn flanked by hedging and backing onto farmland at the rear where there are pleasing views up to local woodland. One can look back to the house and take in the fabulous country view. Gated side access leads to the front of the house where there is a paved pathway to the front door and a large stone chip driveway providing gate enclosed parking for numerous cars. There are lovely front aspect views.

VIEWINGS Strictly by appointment only.

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

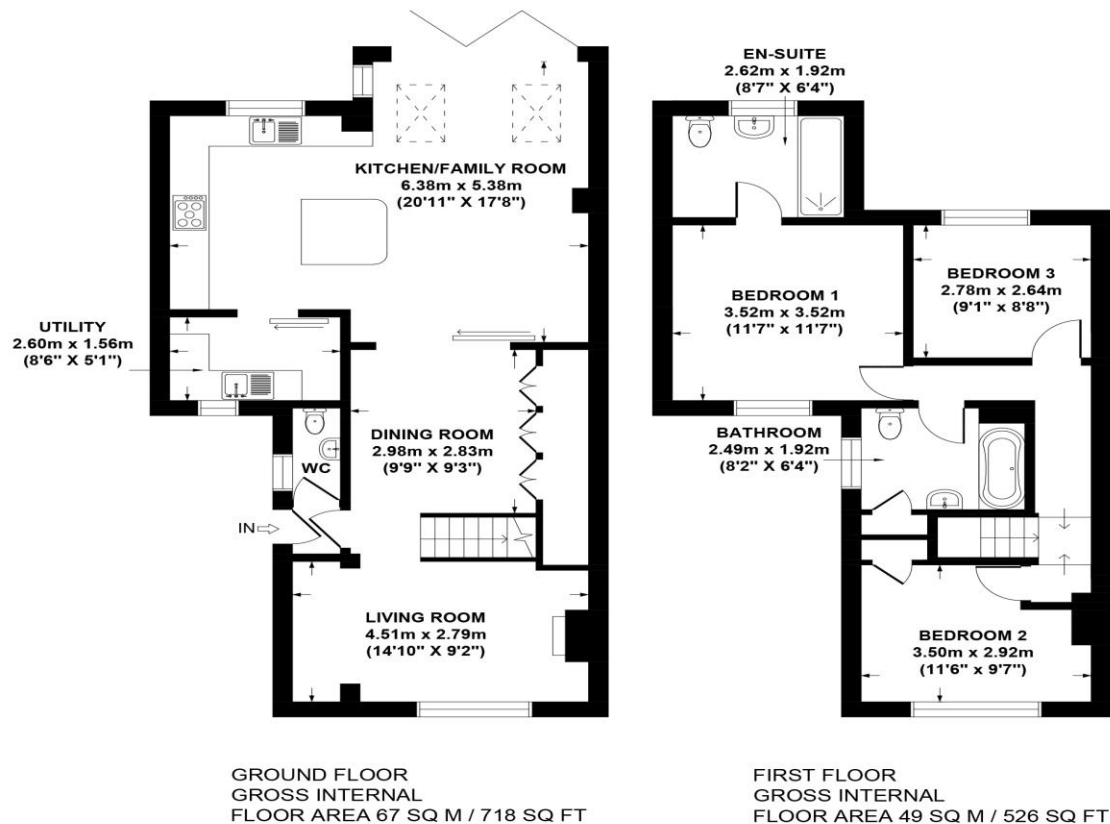
Tenure Freehold

Council Tax Band E









CHORLEY ROAD
APPROX. GROSS INTERNAL FLOOR AREA 116 SQ M / 1244 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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