



10a Amersham Road,
Hazlemere

TIM RUSS
& COMPANY



10a Amersham Road
Hazlemere
Bucks
HP13 6PL

A six bedroom, attached house of character, set within beautiful well stocked gardens, a stroll to mainline station and regarded Godstowe school.
£850,000



The Property

Set within beautifully well stocked gardens is this fine home of size and quality built in the early 1920's successfully blending character with modern. The free-flowing accommodation is arranged over three levels and affords excellent circulation for entertaining and wonderful outside space perfect for family living.

Features include a custom designed kitchen, wooden flooring downstairs, craftsman built integral display and storage cabinets in the sitting room, sauna and heated tropical greenhouse.

In brief the well-appointed accommodation comprises entrance hall with oak engineered flooring, downstairs cloakroom, bookshelf lined study, sitting room with open fireplace and oak engineered flooring, formal dining room leads to the conservatory both with West African hardwood flooring and double doors opening to the terrace. There is a well equipped kitchen/breakfast room fitted with a comprehensive range of units and built-in appliances to include granite worktops, two oven gas Aga and Italian ceramic tiled flooring.

On the first floor landing is a hidden wardrobe behind a display cabinet at the top of the stairs. The principal bedroom has an ensuite shower room. In addition, there are four further bedrooms which are serviced by the family bathroom.

On the second floor can be found a large attic bedroom and separate shower room plus enclosed loft space and eaves cupboards with roof window.

Outside

The property is approached over an in and out drive providing ample parking area with space for numerous cars and garage. The well tended rear gardens are undoubtedly a lovely feature with an array of garden perennials, flowers, and shrubs. They benefit from a south easterly facing terrace affording ample space for al-fresco dining and pathway leading to an open fronted garden room within an attractive setting for outdoor entertaining or relaxing. There is a further separate green house and tool shed.

Location

Number 10A is ideally situated within a short walk to the station. The nearby towns of High Wycombe, Beaconsfield and Amersham offer excellent shopping and sporting facilities and main line trains and underground service to London (25 mins by train from High Wycombe). Heathrow is approximately half hours' drive away.

The property is in the catchment for and close to a comprehensive range of sought-after state schools including The Royal Grammar School and John Hampden Grammar School, for boys, Sir William Ramsay School, Beaconsfield High and Wycombe High School for girls. Nearby private schools include Godstowe, Davenies, Wycombe Abbey and High March.

N:B: Extensive architect drawings available on request for extension and refurbishment.

Directions

Post code for Sat Nav: **HP13 6PL**

Viewings

Strictly by appointment only.

Mortgage

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

Additional Information

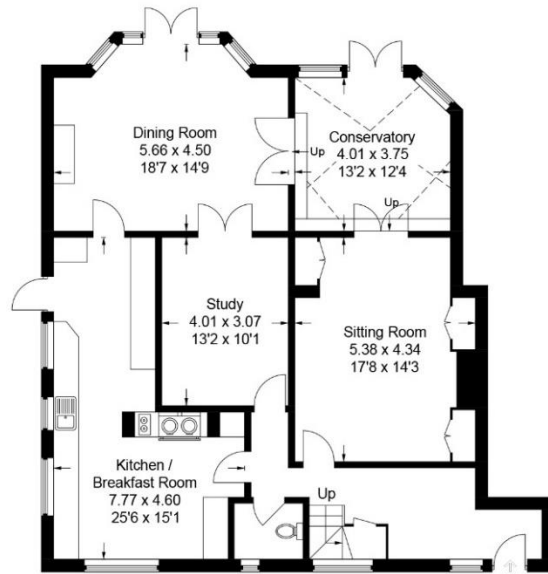
Council Tax Band: F

Tenure: Freehold

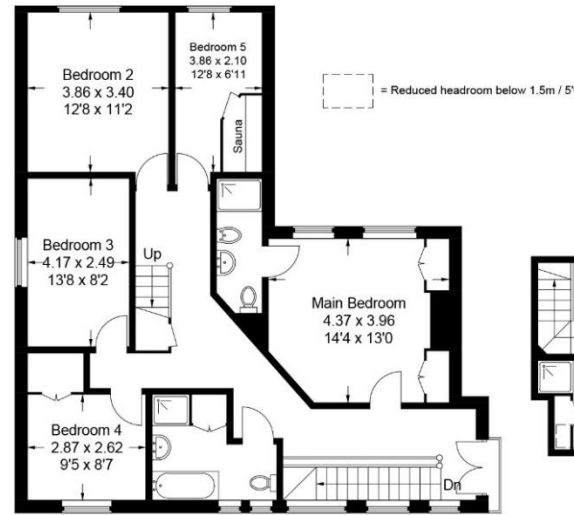
Ref: HTR2054

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

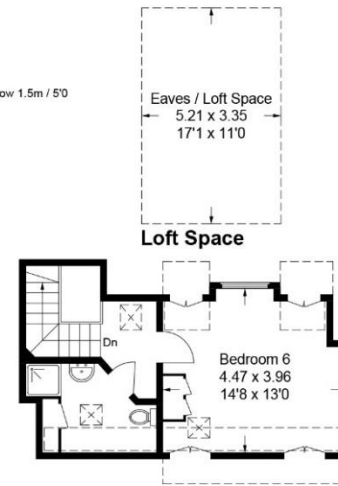




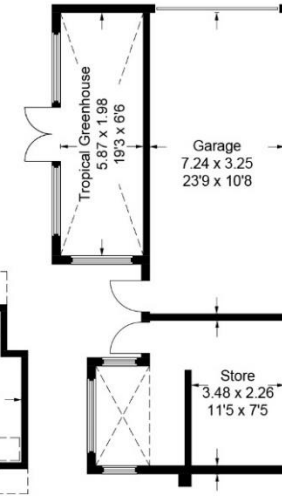
Ground Floor



First Floor



Second Floor



Garden Room
4.44 x 2.54
14'7 x 8'4

(Not Shown In Actual Location / Orientation)

10A Amersham Road

Approximate Gross Internal Area

Ground Floor = 119.2 sq m / 1,283 sq ft

First Floor = 96.4 sq m / 1,038 sq ft

Second Floor = 29.1 sq m / 313 sq ft

Outbuilding = 51.1 sq m / 550 sq ft

(Excluding Eaves / Loft Space / Tropical Greenhouse)

Total = 295.8 sq m / 3,184 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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TIM RUSS
& COMPANY

5 Penn Road, Hazlemere, Bucks, HP15 7LN

T: **01494 715544**

E: hazlemere@timruss.co.uk

www.timruss.co.uk