



12a Whitfield Road
Hughenden Valley



12a Whitfield Road
Hughenden Valley
Bucks
HP14 4NZ

Benefiting from impressive views across the valley is this deceptive four bedroom detached house at the end of a quiet cul de sac in this popular village.

£710,000



The Property

Offered for sale with no onward chain is this well maintained and extended detached family home on a corner plot with wrap around gardens on three sides. The property is close to National Trust land with wonderful views over the valley. It offers excellent scope to reconfigure and improve subject to the usual consents.

In brief the accommodation comprises; entrance hall with coats cupboard, cloak/shower room, understairs cupboard, dual aspect living room with lovely valley views to the front aspect, coal effect gas fire and folding doors to separate dining room with patio doors to garden, study/family room with windows on two sides, fitted kitchen with white high gloss units, Quartz worktops/breakfast bar, some built in appliances and large utility room, housing gas fired boiler, appliance space with door to integral garage. To the first floor there is a generous main bedroom with ensuite cloakroom, three further bedrooms served by a modern family bathroom.

NB The sitting room, bedroom four and the family bathroom benefit from far reaching views across the valley.

Outside

To the front of the property is ample driveway parking leading to an integral garage with rafter storage. The well-tended gardens are on three sides laid mainly to lawn with paved seating areas to take advantage of the views and for al fresco dining.



Location

Hughenden Valley provides an ideal setting for raising a family with particularly good recreational, cultural, and educational opportunities.

The AONB status of the Chiltern Hills provides attractive local countryside on the doorstep with many footpaths, cycle rides and walks. Within the village there is a combined infant/middle school, local store and a combined surgery and pharmacy.

School choice is extensive to include a range of secondary schools many of which are highly rated notably the Royal Grammar school (boys), also John Hampden (boys) and Wycombe High School (girls). There is a bus stop about five minutes' walk from the property.

Access to London is excellent with two main line stations and the Underground within easy reach. The M40 provides quick access both to the east as well as to Oxford and points north. The M4 is about twelve miles south providing access to the west, Heathrow and the M25 network.



Mortgage

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

Directions

Post code for Sat Nav: **HP14 4NZ**

Viewings

Strictly by appointment only.

Additional Information

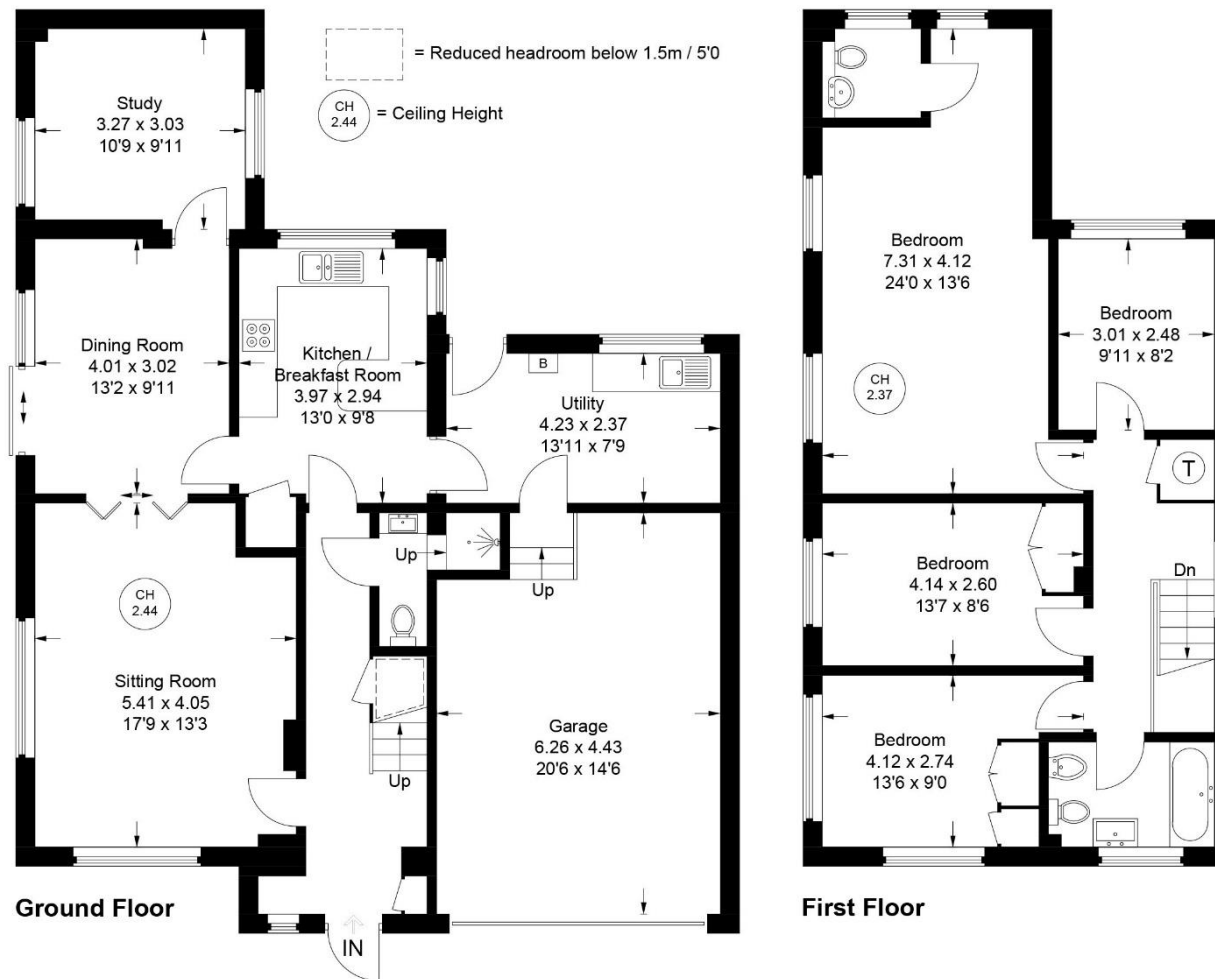
Council Tax Band: F

Tenure: Freehold

Ref: HTR2096

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





Whitfield Road

Approximate Gross Internal Area

Ground Floor = 112.9 sq m / 1215 sq ft (Including Garage)

First Floor = 69.6 sq m / 749 sq ft

Total = 182.5 sq m / 1964 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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