



67 Georges Hill
Widmer End



67 Georges Hill Widmer End, Bucks HP15 6BH

Being one of a dissimilar pair is this extended three bedroom, semi detached house with the advantage of a garage and off road parking. The property is within easy access of local amenities, transport links and popular schools.

£525,000



A personal comment from the owners

'We watched our house being built 54 years ago and moved here when the children were very small. They attended the local school which has now celebrated its 50 year anniversary. We have been very much part of the village between us serving on the Windmill Estate Maintenance Company Committee, Parish Council and Widmer End School PTA. There are excellent connections to London, with great secondary and grammar schools. It is on the local bus route, near shops and an open green for the children to play on. It has been a real pleasure to live here and we shall miss all our lovely neighbours.'

The Property

In brief the accommodation comprises: enclosed entrance porch opening to hallway, downstairs cloakroom, 24ft L shaped sitting room opening to study with sliding patio doors to 17ft conservatory with double doors to rear garden, 18ft kitchen/breakfast room with door to outside.

To the first floor there are three bedrooms (two doubles and one with fitted wardrobes) all served by the family bathroom with separate shower cubicle.

Outside

The front garden is open plan style mainly laid to lawn with gated side access to the rear garden. This is well stocked with a variety of mature shrubs and flowers, area of lawn and enclosed by fencing. Personal door to garage with vehicular access via Honeysuckle Road.

Location

Widmer End is located between Hazlemere and Great Kingshill. Local shopping facilities and restaurants can be found on Hazlemere Crossroads and Cosy Corner.

High Wycombe about 3 miles provides a frequent service into London Marylebone, with the fastest trains taking approximately 22 minutes. The renowned Eden shopping Centre provides major retail outlets, supermarkets and leisure facilities.

For families there are a number of outstanding schools in the area, notably the nearby Royal Grammar school (boys), John Hampden Grammar School (boys) and Wycombe High School (girls).

The M40 can be joined at junction 4 High Wycombe and provides easy access to the M4 and the M25 (Heathrow is 21 miles away).

At Handy Cross is the 'Hub' development which includes a state of the art leisure centre and full size Waitrose.

Mortgage

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

Directions

Post code for Sat Nav: **HP15 6BH**

Viewings

Strictly by appointment only.

Additional Information

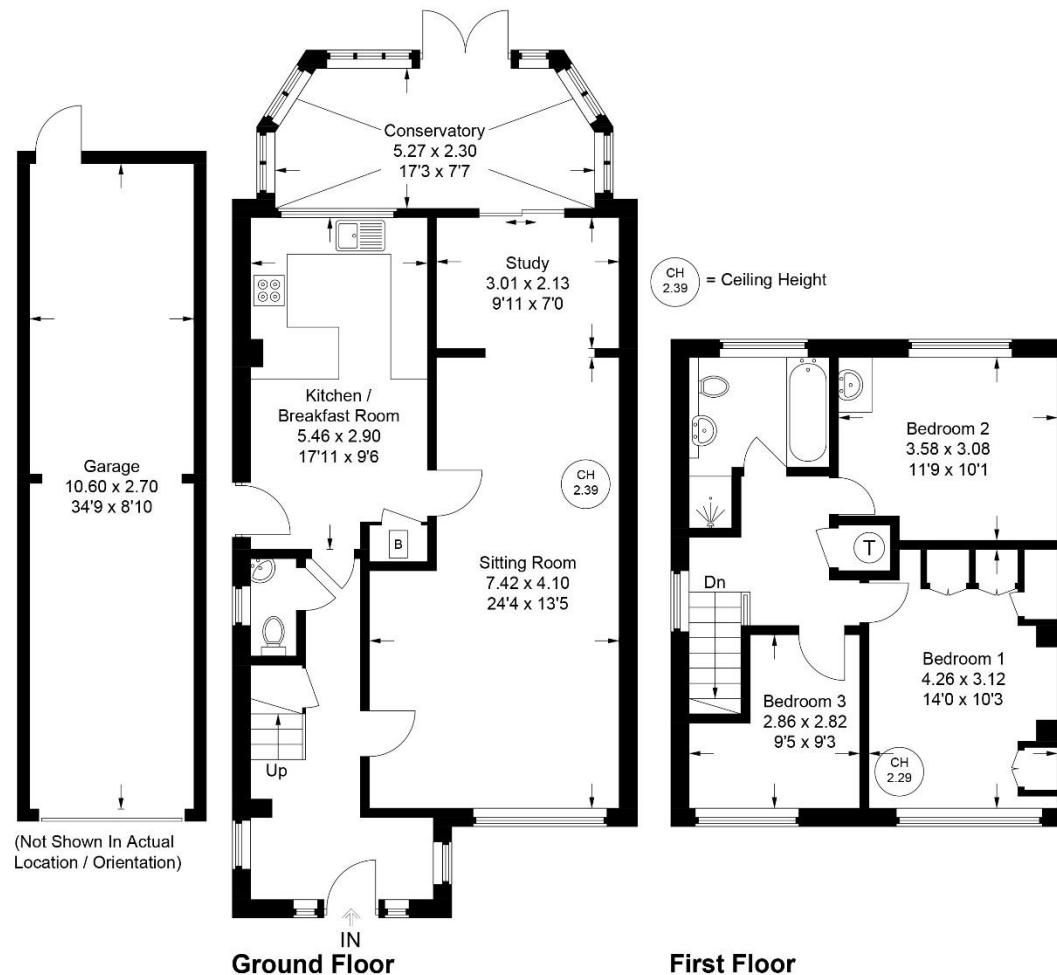
Council Tax Band: E

Tenure: Freehold

Ref: HTR2130

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





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Approximate Gross Internal Area
 Ground Floor = 75.8 sq m / 816 sq ft
 First Floor = 44.8 sq m / 482 sq ft
 Garage = 28.6 sq m / 308 sq ft
 Total = 149.2 sq m / 1606 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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