



18 Trees Avenue
Hughenden Valley

TIM RUSS
& COMPANY



18 Trees Road
Hughenden Valley
Bucks
HP14 4PQ

Enjoying a lovely mediterranean style rear garden, is this spacious four bedroom detached village house on a private road benefiting from a wonderful contemporary style interior.

Offers over £760,000



The Property

A wonderful character home comprehensively updated and improved by the present owners to provide bright and spacious accommodation ideal for family living. The flexible layout is perfect for those wanting to work from home with two separate studies (or one can be used as a ground floor fifth bedroom) and an ensuite room to guest bedroom two which could be a fourth bedroom, second shower room or dressing room. A particular feature is the well-equipped kitchen/dining/family room with double French doors opening onto a mediterranean style rear garden.

In brief the accommodation comprises; entrance hall, downstairs cloakroom, attractive bay fronted sitting room with wood burning stove, two studies, fitted kitchen/dining/family room with marble quartz worktops, breakfast bar seating and island unit, built in appliances and utility.

To the first floor can be found the main bedroom with bay window and ensuite shower room, guest bedroom with versatile ensuite room/bedroom four and third bedroom served by the luxury size family bathroom with separate shower. NB Specification list available upon request.

Outside

To the front of the property is extensive driveway parking with gated side access to the rear gardens. These are level, extensively laid to lawn and planted with olive trees, lavender, and succulents.



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 4PQ**

Viewings

Strictly by appointment only.

Additional Information

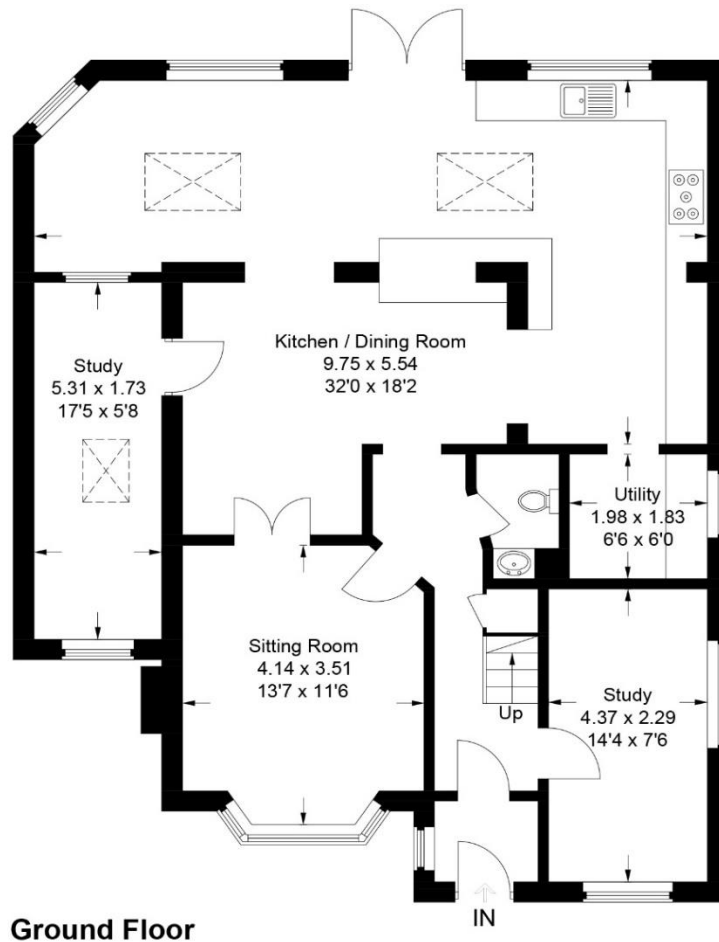
Council Tax Band: F

Tenure: Freehold

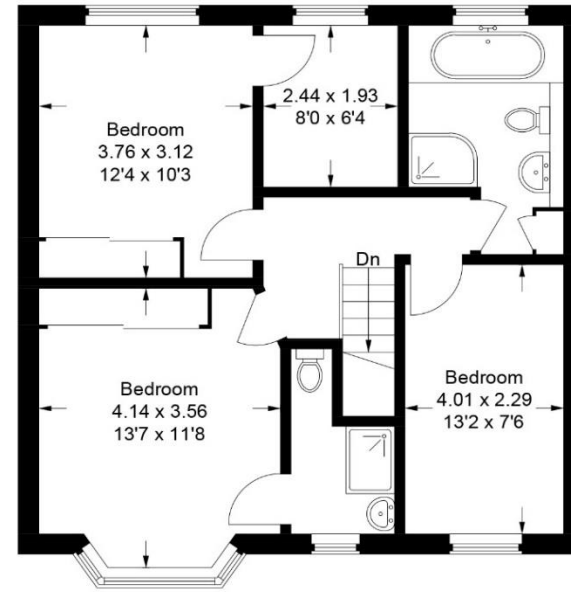
Ref: HTR2052

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





Ground Floor



First Floor

18 Trees Avenue

Approximate Gross Internal Area
 Ground Floor = 104.2 sq m / 1,122 sq ft
 First Floor = 58.3 sq m / 627 sq ft
 Total = 162.5 sq m / 1,749 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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