



13 Dashfield Grove
Widmer End



13 Dashfield Grove
Widmer End
Buckinghamshire
HP15 6AJ

An extended 4/5 bedroom semi detached family home, set at the end of a quiet cul de sac, walking distance to excellent schools and village amenities.

Offers Over £550,000



The Property

Brought to the market for the first time since the owner's occupation and offered for sale with no onward chain.

This property offers the potential buyers a great opportunity to update & reconfigure to make it their own subject to the usual consents. There is a useful brick out building which could also be adapted to a variety of uses.

In brief the accommodation comprises: enclosed entrance porch, inner hall, 22ft sitting/dining room with fireplace and patio doors to garden, hallway, downstairs cloakroom, 13ft kitchen and integral garage.

To the first floor can be found: five bedrooms, three of which are doubles, all served by the family bathroom with separate shower.

Outside

The large south westerly facing rear garden is a fine feature of the home with paved patio/seating areas leading on to a large expanse of lawn enclosed by mature shrubs, hedging and fencing

To the front of the property is ample driveway parking leading to the 15ft garage and side access to rear garden.

Location

Widmer End is situated 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.

13 Dashfield Grove is ideally situated on a footpath walk of 250 metres to the local primary school. 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 6AJ**

Viewings

Strictly by appointment only.

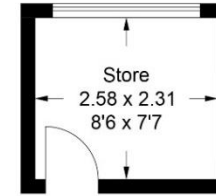
Additional Information

Council Tax Band: D

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

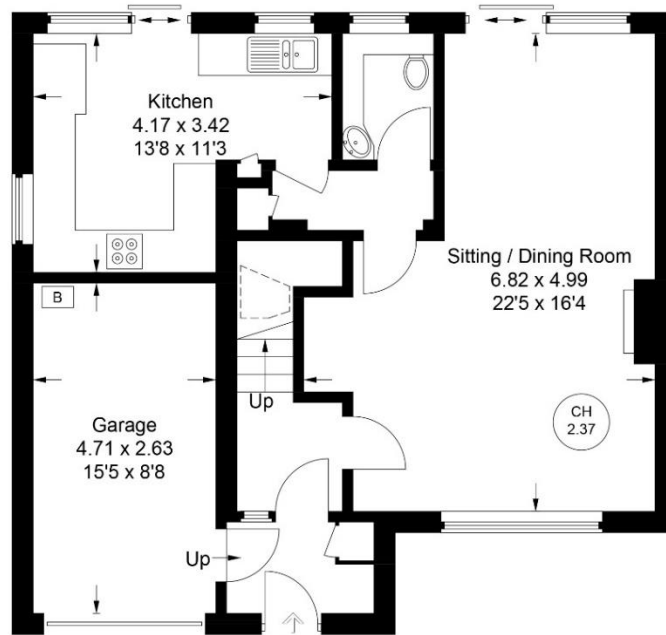




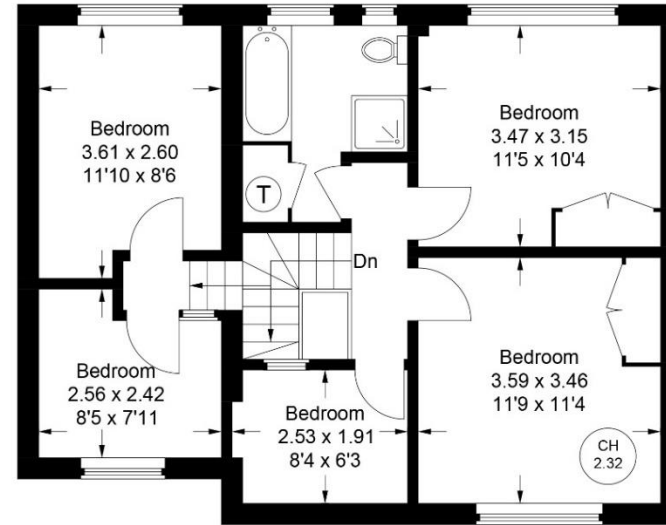
(Not Shown In Actual Location / Orientation)

CH 2.37 = Ceiling Height

[Dashed Box] = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

13 Dashfield Grove, Widmer End, HP15 6AJ

Approximate Gross Internal Area

Ground Floor = 67.6 sq m / 728 sq ft (Including Garage)

First Floor = 58.3 sq m / 627 sq ft

Store = 6.0 sq m / 64 sq ft

Total = 131.9 sq m / 1419 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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