



1 Friars Gardens
Hughenden Valley

TIM RUSS
& COMPANY



1 Friars Gardens Hughenden Valley HP14 4LT

Enjoying a pleasant setting with views across the valley is this spacious family home in a desirable village location.

£900,000



The Property

A stylish semi detached house on a corner plot built in the 1920's, a stroll to the village shop and regarded primary school. The secluded rear garden enjoys a south westerly aspect with lovely wide terrace/seating area.

The accommodation in brief comprises; entrance hall, 31ft. triple aspect living room with bay window and open fireplace, generous dining room with glazed double doors to garden, light and spacious fitted kitchen with integrated appliances and leading to a breakfast room with vaulted ceiling and French doors to patio, further doors to separate study, utility room and downstairs cloakroom.

Proceeding to the first floor there is an en-suite shower room to the main bedroom, three good sized bedrooms served by a family bathroom.

The property is approached via electric gates over a gravel driveway providing ample parking and leading to a garage with roller shutter door. The rear garden enjoys a high degree of privacy with mature flower and shrub beds and extending to approximately 50ft. deep by 70ft. wide and large paved patio/seating area with steps descending onto lawn.

Outside

To the front of the property is driveway parking leading to an integral garage.

To the rear are attractive landscaped gardens comprising of a wide paved sun terrace, area of lawn with mature flower and shrub beds enclosed by fencing.

Location

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

The ANOB 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 12 miles south providing access to the west, Heathrow and the M25 network.

Directions

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

Viewings

Strictly by appointment only.

Mortgage

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

Additional Information

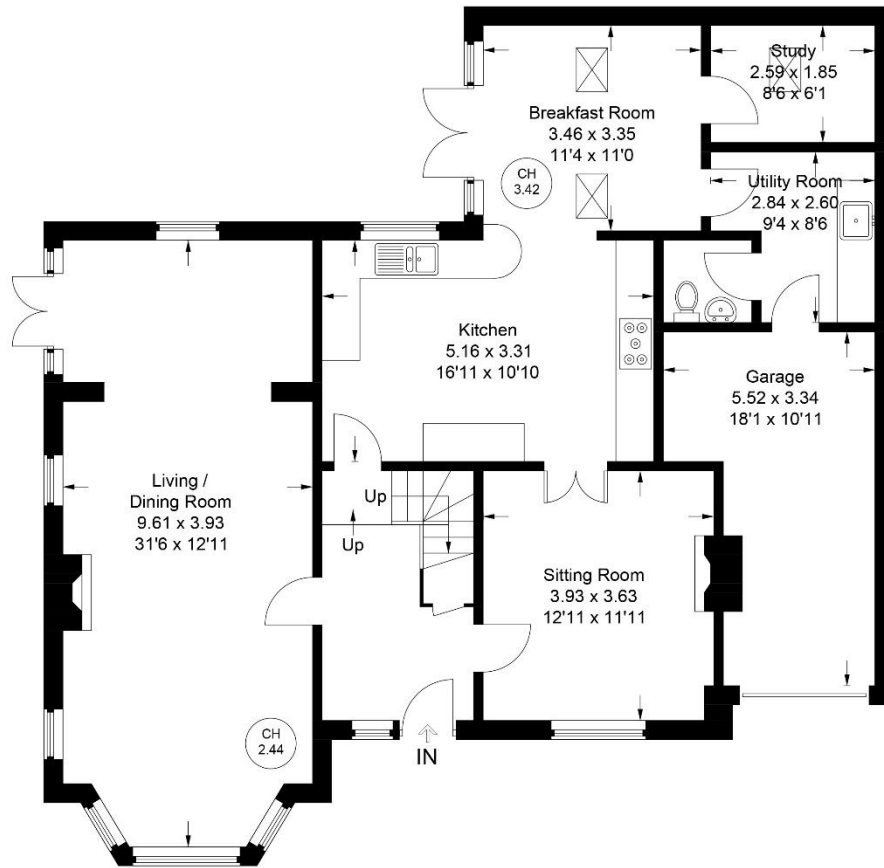
Council Tax Band: G

Tenure: Freehold

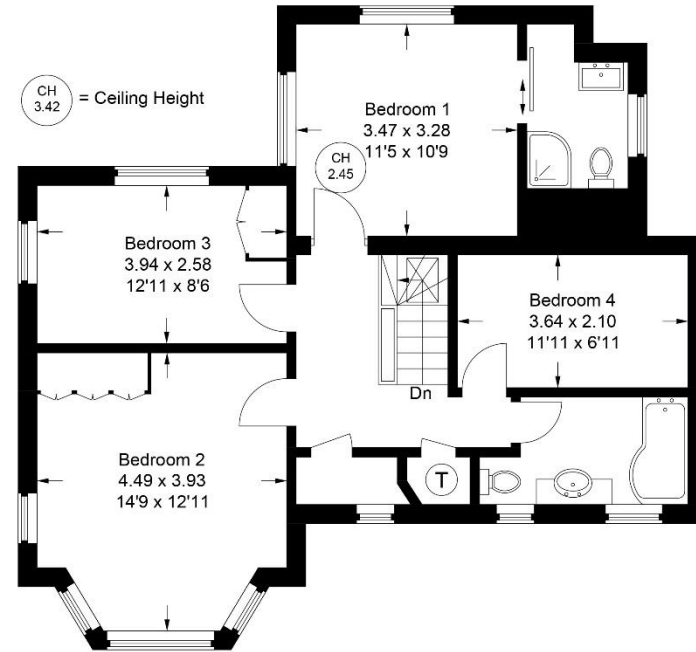
Ref: HTR2139

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



First Floor

1 Friars Gardens, HP14 4LT

Approximate Gross Internal Area
 Ground Floor = 124.2 sq m / 1337 sq ft (Including Garage)
 First Floor = 70.2 sq m / 756 sq ft
 Total = 194.4 sq m / 2093 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.



5 Penn Road, Hazlemere, Bucks, HP15 7LN
 T: **01494 715544**
 E: hazlemere@timruss.co.uk
www.timruss.co.uk

Tim Russ & Company for themselves and for the Vendors or Lessors of this property whose agents they give notice that (1) The particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Tim Russ & Company has any authority to make or give any representation or warranty whatever in relation to this property. (4) They do not hold themselves responsible for any expense incurred in viewing the same or any liability in respect of abortive journeys. Terms quoted are subject to contract. Floor Plan copyright of Tim