



6 Amersham Road  
High Wycombe

**TIM RUSS**  
& COMPANY





6 Amersham Road  
High Wycombe Bucks  
HP13 6PL

A handsome family home successfully blending character and contemporary, a stroll to main line station and highly regarded schools.

**£925,000**





## A comment from the owner

'Our much-loved family home has been extended and modernised with real care and great attention to detail. With five large bedrooms, three bathrooms and a lovely modern open plan kitchen and living space, this is a wonderful house for any family to make their home.'

## The Property

This impressive family house of size and quality has been skillfully enlarged and refurbished by the present owners. It enjoys a most convenient position for highly regarded schools and mainline station to London. An outstanding feature is the impressive and well-equipped kitchen/breakfast/dining room which forms the heart of the home.

The accommodation in brief comprises of entrance hall, downstairs cloakroom, family room with electric stove, sitting room with wood burning stove and feature bay window, kitchen/breakfast/dining room with a range of base and eye level units and bifold doors opening to a large shingle terrace ideal for alfresco dining.

To the first floor is a generous guest bedroom with modern ensuite shower room and three further double bedrooms served by the family bathroom.

To the second floor is the principal bedroom suite with Juliette balcony, ensuite shower room and dressing room.

## Outside

The property benefits from extensive driveway parking leading to a separate home office/utility.

The enclosed rear garden has been thoughtfully landscaped and provides a most pleasant setting for outdoor entertaining or relaxing.

## Location

The property is ideally situated within easy access to High Wycombe, Beaconsfield and Amersham with their excellent shopping and sporting facilities and main line trains and underground service to London (25 mins by train from High Wycombe). Heathrow is approximately half an hours drive away.

The property is in the catchment for and close to a comprehensive range of sought after state schools including The Royal Grammar School and John Hampden Grammar School, for boys, Sir William Ramsay School, Beaconsfield High and Wycombe High School for girls. Nearby private schools include Godstowe, Davenies, Wycombe Abbey and High March.

## Mortgage

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

## Directions

Post code for Sat Nav: **HP13 6PL**

## Viewings

Strictly by appointment only.

## Additional Information

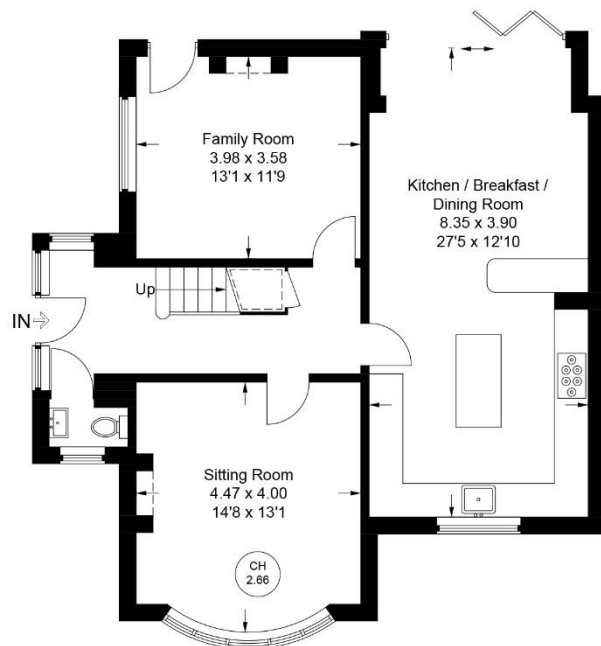
Council Tax Band: F

Tenure: Freehold

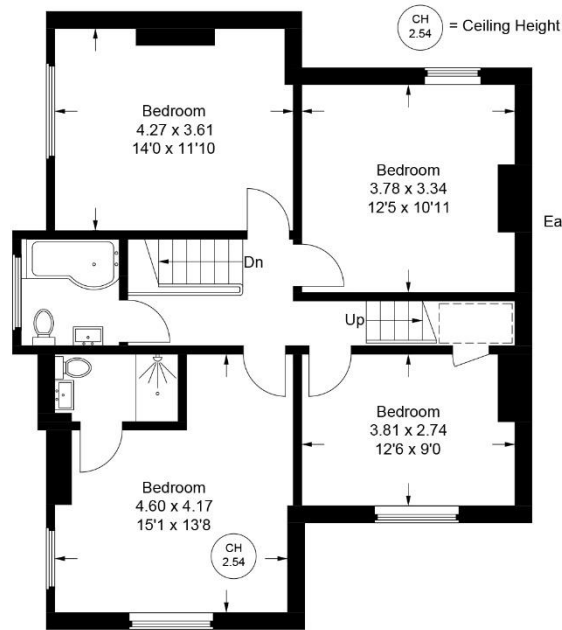
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

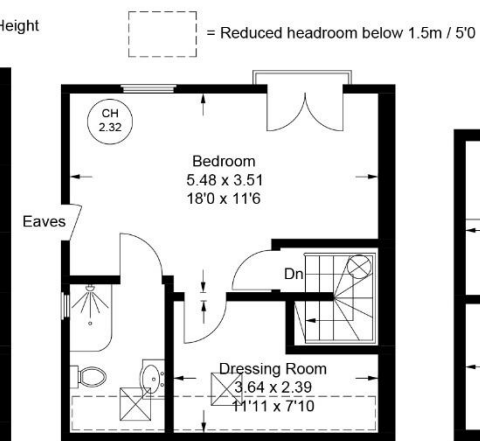




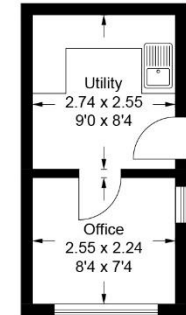
**Ground Floor**



**First Floor**



**Second Floor**



(Not Shown In Actual Location / Orientation)

## 6 Amersham Road, HP13 6PL

Approximate Gross Internal Area  
 Ground Floor = 79.6 sq m / 857 sq ft  
 First Floor = 74.6 sq m / 803 sq ft  
 Second Floor = 33.3 sq m / 358 sq ft  
 Outbuilding = 13.1 sq m / 141 sq ft  
 Total = 200.6 sq m / 2159 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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