



46 Amersham Road, High Wycombe - HP13 6QU

Guide Price £795,000

 **TIM RUSS**
& Company



46 Amersham Road

High Wycombe

- Close to highly regarded schools, mainline station & town centre
- Lovely well stocked gardens, total plot 0.416 of an acre

46 Amersham Road is ideally situated within a short walk to the station. The nearby towns of High Wycombe, Beaconsfield and Amersham offer 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 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.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



A five bedroom 1930's built detached house, set in lovely well stocked gardens, total plot 0.416 of an acre. Situated close to highly regarded schools, railway station and town centre.

A personal comment from the owner

'We have lived in the property for the last 25 years whilst our family has grown up, but it is now too big for the two of us and it is time to move on. The location is ideal for the local schools with the Royal Grammar School just across the road and Hamilton Academy just a short walk away. The train station and all amenities of town are also close by. However, escape into the rear garden and it is peaceful and quiet, you can watch the red kites overhead and the squirrels playing on the lawn. It truly has been the best of both worlds.'

A skilfully extended detached family home with attractive tiled upper elevations, set within large mature gardens. It offers versatile accommodation over three floors, to include the option of a self-contained annex. There is an excellent choice of reception space and a 19ft conservatory addition with double doors opening to wide terrace ideal for al fresco dining.

In brief the well-appointed accommodation comprises reception hall, three reception rooms, kitchen/breakfast room, utility, cloakroom and conservatory. There are two staircases to the first floor where you will find the principal bedroom with ensuite shower room, three further double bedrooms served by the family bathroom with roll top bath and separate shower room. Staircase to the second floor leads to bedroom five with ample eaves storage.





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Approximate Gross Internal Area

Ground Floor = 128.6 sq m / 1384 sq ft

First Floor = 105.4 sq m / 1134 sq ft

Second Floor = 22.8 sq m / 245 sq ft (Excluding Eaves)

Garage = 27.7 sq m / 298 sq ft

Total = 284.5 sq m / 3061 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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