



31 Hamilton Road, High Wycombe - HP13 5BH

Guide Price £900,000

TIM RUSS
& Company



31 Hamilton Road

High Wycombe, High Wycombe

- Character detached family home
- Walking distance of High Wycombe town centre & railway station
- Immaculate condition throughout
- Three reception rooms
- Large Kitchen/Dining/Family room
- Utility room and downstairs shower room
- Four double bedrooms
- Three ensuites and family bathroom
- Ample driveway parking
- Landscaped rear garden

The property is ideally situated within a short walk down to the main line station, approximately 15 minutes on foot via a pathway close by. It provides a frequent service into London Marylebone, with the fastest trains taking approximately 28 minutes. High Wycombe provides a centre for major retail outlets and supermarkets including the renowned Eden Shopping centre. For families there are a number of highly regarded schools in the area, notably the nearby Royal Grammar school (boys), also John Hampden (boys) and Wycombe High School (girls). The M40 can be joined at junction 4 High Wycombe with easy accessibility to the M4 (Heathrow) and the M25. At Handy Cross is the hub development which includes a state-of-the-art leisure centre and full-size Waitrose.

Council Tax band: F Tenure: Freehold

EPC Energy Efficiency Rating: C



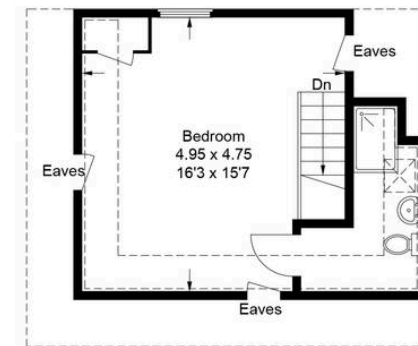
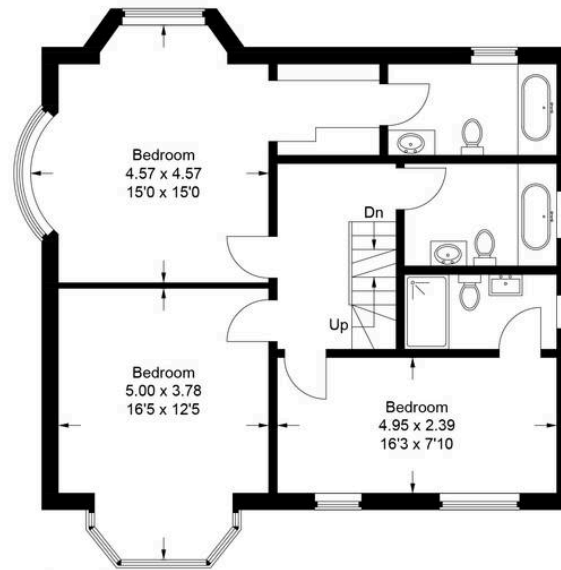
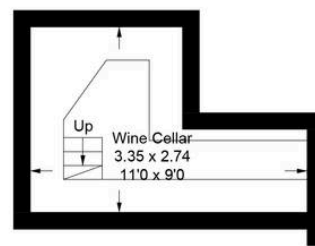
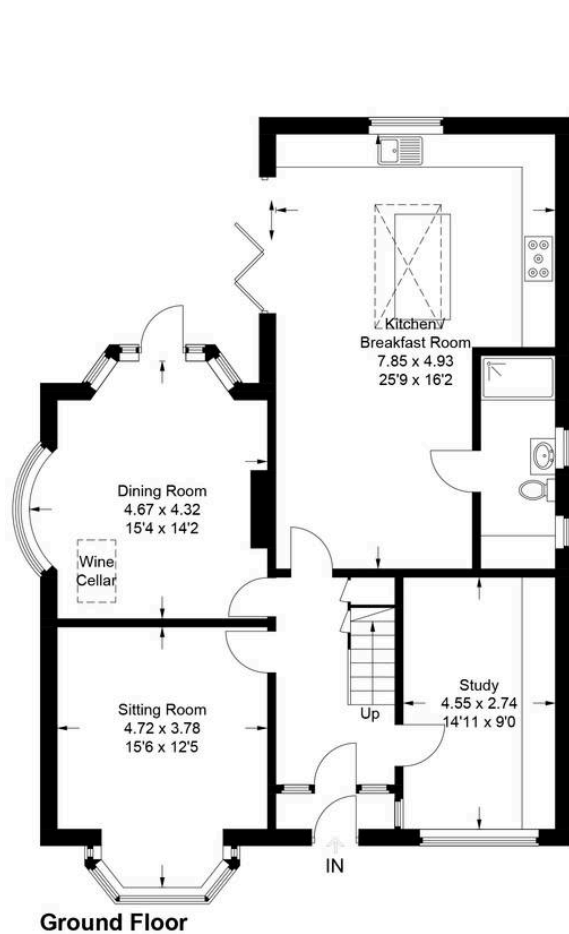
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High Wycombe, High Wycombe

Stunning 1930's detached home beautifully extended and updated. 2300 sq ft over 3 floors. Spacious kitchen/family room, wine cellar, luxury ensuite bedrooms. Prime High Wycombe location.

Extended and updated to an exceptional finish is this 1930's detached character home situated in this popular location, walking distance of High Wycombe town centre and main line station. Set over three floors is this beautifully presented character family home offering 2300 sq ft of accommodation that has been thoughtfully extended and updated. The overall finish is a credit to the owner. The accommodation in brief comprises; large welcoming reception/hallway, door to newly installed kitchen/breakfast/family room, which is undoubtable the standout feature of this property, spanning approximately 26ft in length, with a wide range of hand painted units and separate island unit, bifold doors to rear garden, door to utility/shower room. Sitting room with large bay window to front aspect, dining room with bay windows to side and rear, patio door to garden, feature fireplace and remote-controlled wine cellar. To the first floor can be found the principal bedroom suite, bay windows to side and rear aspect, door to walk in wardrobe and further door to newly installed shower room. Guest bedroom with ensuite shower room, further double bedroom with large bay window to front aspect served by a luxury appointed family bathroom. To the second floor there is a further double bedroom, again benefiting from its own personal ensuite shower room. Please note there is a newly installed water softener operating on floors one and two.





31 Hamilton Road
 Approximate Gross Internal Area
 Ground Floor = 98.9 sq m / 1,064 sq ft
 First Floor = 74.7 sq m / 804 sq ft
 Second Floor = 27.7 sq m / 298 sq ft
 Wine Cellar = 12.6 sq m / 136 sq ft
 Total = 213.9 sq m / 2,302 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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