



14 Trees Road, Hughenden Valley - HP14 4PW

Guide Price £675,000

TR TIM RUSS
& Company



- An attractive and extended Edwardian semi detached home set on a popular private road within the heart of Hughenden Valley
- Bright & spacious accommodation with character features including high ceilings, picture rails and bay windows

Hughenden Valley provides an ideal setting for raising a family with particularly good recreational, cultural, and educational opportunities. The AONB 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 twelve miles south providing access to the west, Heathrow and the M25 network.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



14 Trees Road

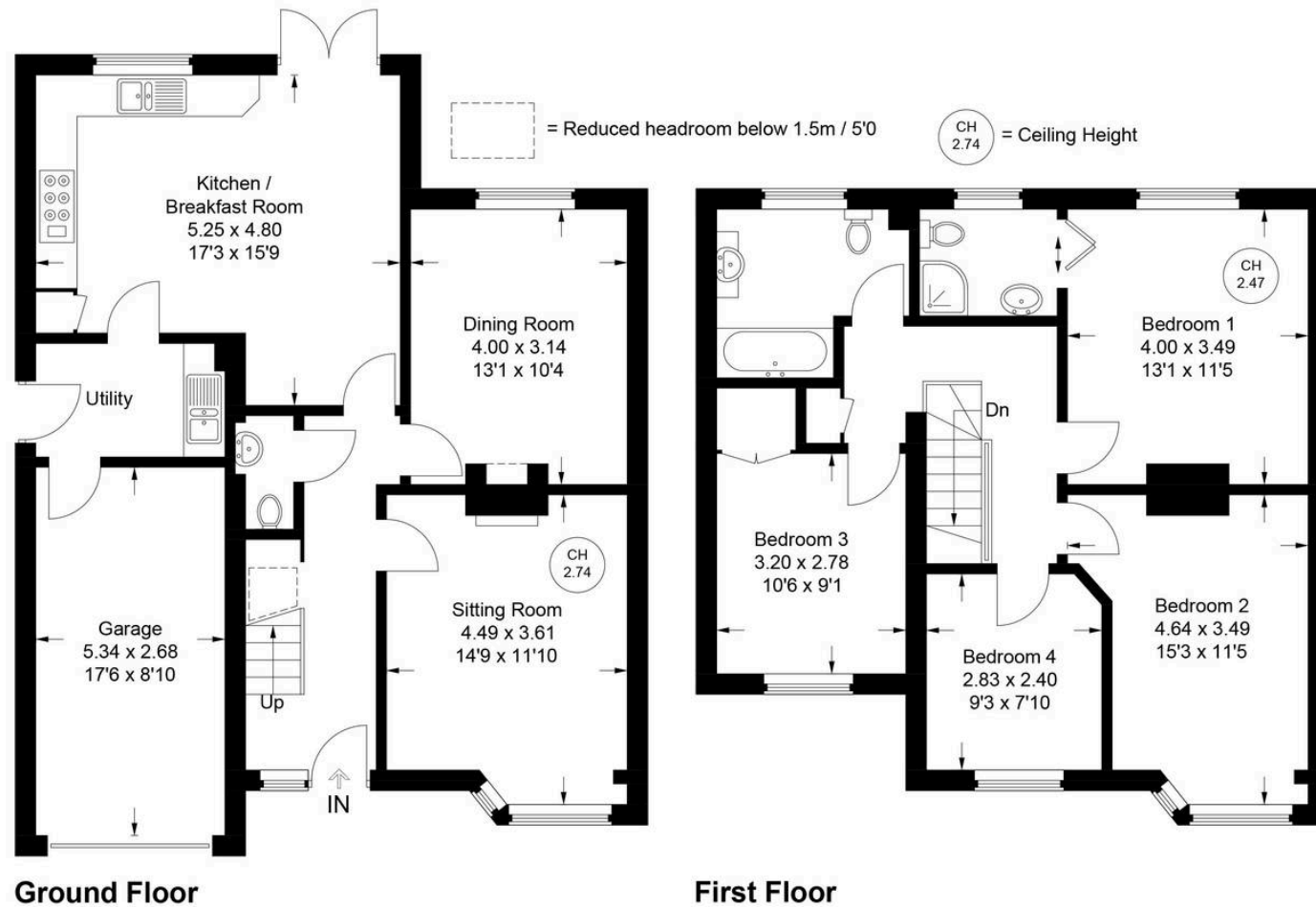
Hughenden Valley

Charming 4-bed semi-detached Edwardian house in Hughenden Valley. Modern comfort meets classic character. Spacious rooms, lovely garden, integral garage, driveway. Perfect family home.

Nestled on a sought-after private road in the heart of Hughenden Valley, this charming 4-bedroom semi-detached Edwardian house is a real gem. The property boasts a delightful mix of modern comfort and classic character, with high ceilings, bay windows, and picture rails that add a touch of elegance throughout. Step inside to find a welcoming entrance hall, a cosy sitting room with a feature fireplace, a separate dining room perfect for entertaining, and a spacious kitchen/breakfast room that leads out to the lovely garden.

Upstairs, the principal bedroom offers a peaceful retreat with an ensuite shower and picturesque views of the valley, while two additional double bedrooms and a generous single bedroom provide plenty of space for family or guests. Outside, the large rear garden is a true highlight, featuring a raised timber deck, a patio for summer BBQs, a lush lawn for play, a potting shed for gardening enthusiasts, and mature shrubs that add a splash of colour. With ample driveway parking, an integral garage, and side access to the rear, this property ticks all the boxes for a perfect family home that's ready for new memories to be made.





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