



18 West Drive, High Wycombe - HP13 6JT

Guide Price £750,000

 **TIM RUSS**
& Company



- Offered for sale with no onward chain is this skilfully extended and beautifully updated detached family home set in an elevated position
- Set in a quiet road yet walking distance to High Wycombe town centre, railway station & the Royal Grammar school
- With stunning views to the front and professionally landscaped rear garden this property must be viewed to appreciate the quality of the fittings & overall finish

The property is a short walk to local woods and Totteridge Common. Tesco Express amongst other local shops, a chemist/pharmacy and a Doctors Surgery are within walking distance. High Wycombe station provides a frequent service into London Marylebone, with the fastest trains taking approximately 28 minutes. The town 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 available in the area, notably the Royal Grammar school (boys) in High Wycombe, also John Hampden (boys) and Wycombe High School (girls). The M40 can be joined at junction 4 High Wycombe (or junction 3 going eastbound into London) with easy accessibility to the M4 (Heathrow) and the M25. At Handy Cross is the hub development to include a state of the art leisure centre, full size Waitrose, day nursery and Hampton by Hilton hotel.

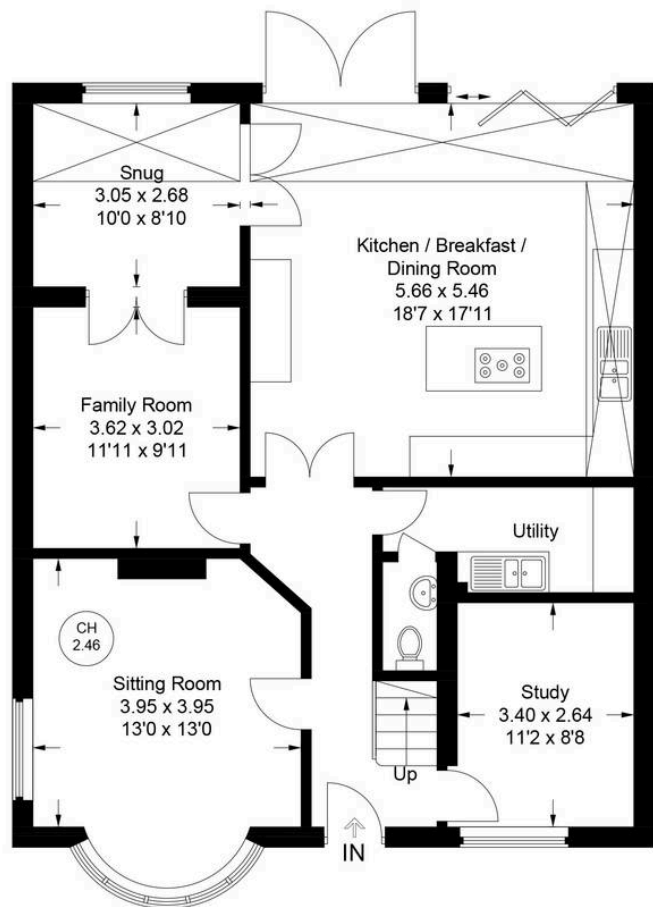
EPC Rating: C / Council Tax band: E

Tenure: Freehold

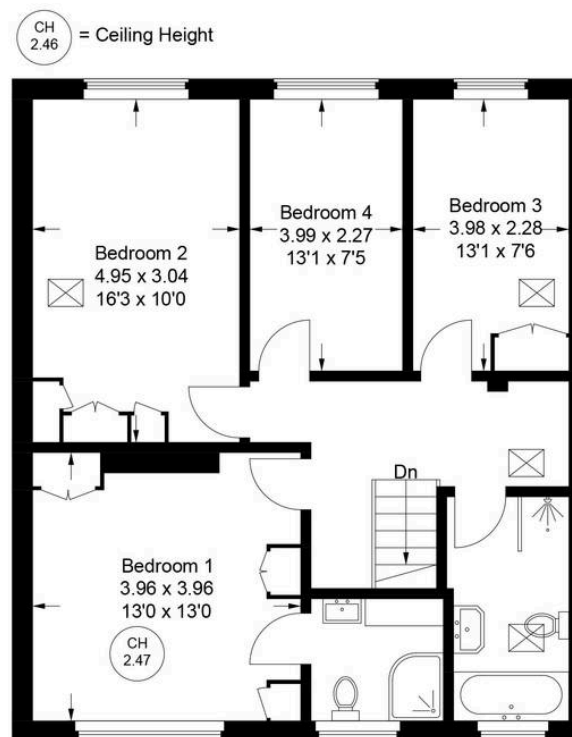


Set in an elevated position, this immaculately presented 4 bedroom detached house offers a rare opportunity to acquire a family home of exceptional quality and charm. Boasting a skilful extension and meticulous updates throughout, this property exudes a sense of comfort and style that is sure to captivate discerning buyers. Located on a peaceful road within walking distance to High Wycombe town centre, the railway station, and the renowned Royal Grammar School, this residence offers both tranquillity and convenience in equal measure. Enjoying stunning views to the front and a professionally landscaped rear garden, this home provides a serene and picturesque setting for every-day living. Upon entering, a welcoming hallway leads to a study, utility room, and a convenient downstairs cloakroom. The bay-fronted sitting room features a focal point wood burning stove, whilst the heart of the home lies in the luxurious kitchen/breakfast dining room, highlighted by a vaulted glass ceiling and patio doors that lead out to the enchanting garden, complemented by a cosy snug and a versatile family room. The principal bedroom is a retreat of elegance, complete with handcrafted fitted cupboards, drawers, and an ensuite shower room. Three additional double bedrooms, two of which also feature bespoke fitted storage solutions, are served by a well-appointed family bathroom with a double shower and separate bath. Noteworthy enhancements include a fully boarded loft housing a recently replaced pressurised water tank and boiler, ensuring efficiency and functionality throughout the home. Outside, the meticulously maintained garden offers a delightful backdrop with mature shrubs, a sun deck, and a patio area for outdoor enjoyment. Ample parking is provided with a driveway accommodating two vehicles.





Ground Floor



First Floor

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Approximate Gross Internal Area
 Ground Floor = 96.7 sq m / 1041 sq ft
 First Floor = 72.3 sq m / 778 sq ft
 Total = 169.0 sq m / 1819 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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