



38 Friars Gardens, Hughenden Valley - HP14 4LU

Offers Over £700,000

TR TIM RUSS
& Company



- Extended and updated detached family home with stunning views of Hughenden Valley to the front
- Quiet and popular road, walking distance to desirable schools, village shops, The Harrow Pub and stunning countryside walks

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: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

An exceptional 4-bedroom detached house, located on a quiet and popular road, offering stunning views over Hughenden Valley. Elegantly extended and updated, this family home presents an inviting entrance hall with a convenient downstairs cloakroom and coats cupboard.

The heart of the home is undoubtedly its beautiful kitchen, dining, and family room, where natural light floods in through patio doors that open onto the rear garden. The well-equipped kitchen features integrated appliances, ensuring convenience and functionality for every-day living.

The adjacent double fronted sitting room boasts a charming woodburning stove and a family room/office, providing a flexible space.

The principal bedroom offers a peaceful retreat with recently refitted ensuite facilities and stunning panoramic views. Accompanying this, a well-appointed family bathroom and a separate wc cater to the needs of the household.

The accommodation further comprises of two additional double bedrooms and a good-size single bedroom.

The rear garden is a true delight, with mature flowerbeds providing bursts of colour and interest throughout the seasons. A patio area, complemented by steps leading to a manicured lawn and two additional patios to enjoy the outdoors at any time of the day.

To the front you will find off-road space for three cars, with a large, pretty front garden with side access to the rear.





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Approximate Gross Internal Area
 Ground Floor = 94.2 sq m / 1014 sq ft
 First Floor = 71.1 sq m / 765 sq ft
 Total = 165.3 sq m / 1779 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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