



69 Green Road, High Wycombe - HP13 5AZ

Offers Over £800,000

 **TIM RUSS**
& Company



- An exceptional detached family home set in an ultra convenient position close to highly regarded Grammar Schools, amenities and within easy access of excellent transport links
- Totally refurbished and thoughtfully extended by the present owners to offer versatile accommodation throughout

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 close proximity 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: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

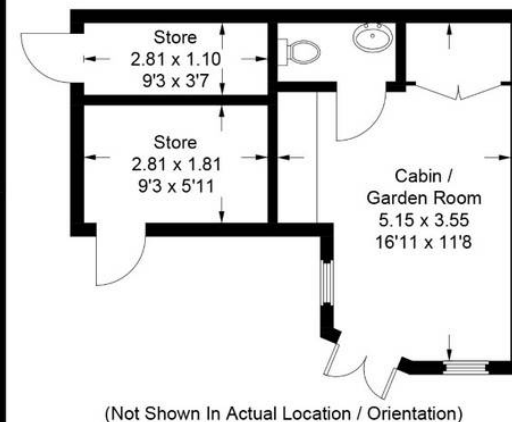
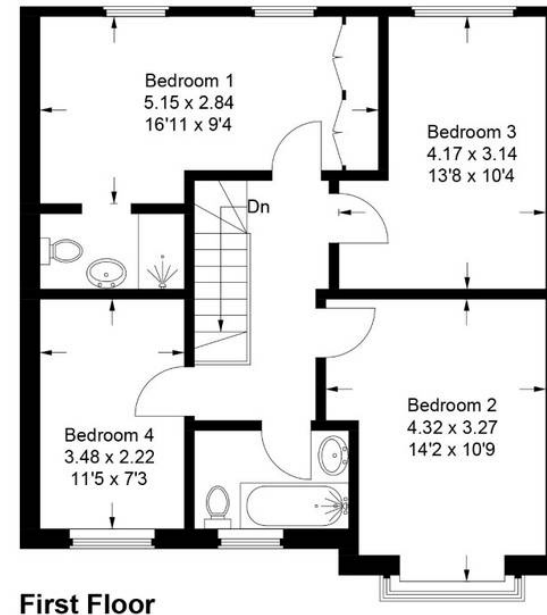
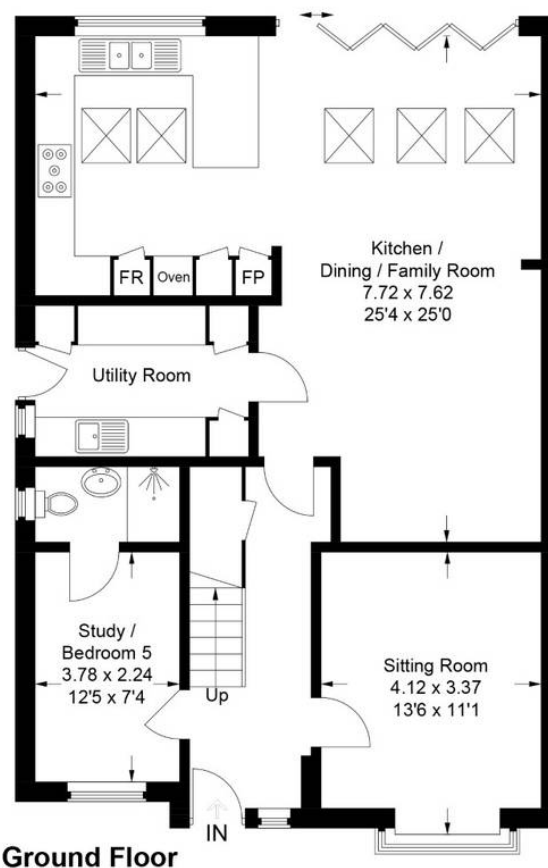


Presenting a stunning 4/5 bedroom detached house, this exceptional family home is ideally situated close to renowned Grammar Schools, local amenities, and within easy access of transport links. Completely refurbished and meticulously extended by the current owners, this property offers versatile living spaces throughout.

Step through the welcoming entrance hall, leading to a study/bedroom 5 with an ensuite shower room. Relax in the inviting living room featuring a square bay window, or gather in the impressive kitchen/dining/family room, complete with a luxury German Hacker fitted kitchen, integrated appliances, utility access, and bifold doors opening to the rear garden. The master bedroom boasts built-in wardrobes and an ensuite shower room, while three additional bedrooms are served by a family bathroom.

Enjoy the expansive outside space surrounding this attractive property, offering ample driveway parking with side access. A superb level rear garden ideal for outdoor activities and entertaining. Spend leisurely afternoons within the peaceful patio terrace, perfect for al fresco dining. Additional features include a versatile studio/garden room for various purposes, alongside practical storage options, all secured by surrounding hedges for enhanced privacy. This commendable home showcases an inviting indoor/outdoor environment, promising a comfortable and enjoyable lifestyle for the discerning buyer.





69 Green Road

Approximate Gross Internal Area

Ground Floor = 91.0 sq m / 979 sq ft

First Floor = 61.8 sq m / 665 sq ft

Outbuildings = 24.3 sq m / 261 sq ft

Total = 177.1 sq m / 1905 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.



Tim Russ and Company

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By law we must verify every seller and buyer for anti-money laundering purposes.
Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
For more information please visit our website.



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