



# City Road Radnage HP14 4DW

Offers in Excess: £400,000

A charming 2 bedroom Victorian property that has been sympathetically renovated and modernised throughout by the current owners, whilst still retaining many of the original features. The property boasts a beautiful garden of approx 150 ft with home office. Situated within this popular village, close to the well regarded local school and fabulous countryside walks on your doorstep.

The property consists of: entrance porch that opens into the cosy reception room with wood burning stove, perfect for winter nights in. The modern kitchen has ample eye and waist level storage, integrated fridge/freezer and dishwasher, new cooker and hob and solid wood work tops. From the kitchen there is a side door to the pretty garden. Also on the ground floor is a luxurious shower room with heated towel rail and a uniquely private view of the garden.

Upstairs there are two good size bedrooms with the master bedroom boasting stylish built in wardrobes and original feature fireplace.

The property has underfloor heating throughout.

Outside the beautiful rear garden is laid mainly to lawn with a sociable patio, ideal for alfresco dining during the summer months. There are mature shrubs beds and borders with hedging for added privacy. To the rear of the garden is a fully insulated home office with power, lights and internet connection.





other notable features include: double glazing, modern pressurised hot water tank, under floor heating up and downstairs, fibre broadband and App controls heating and lights.

#### Location

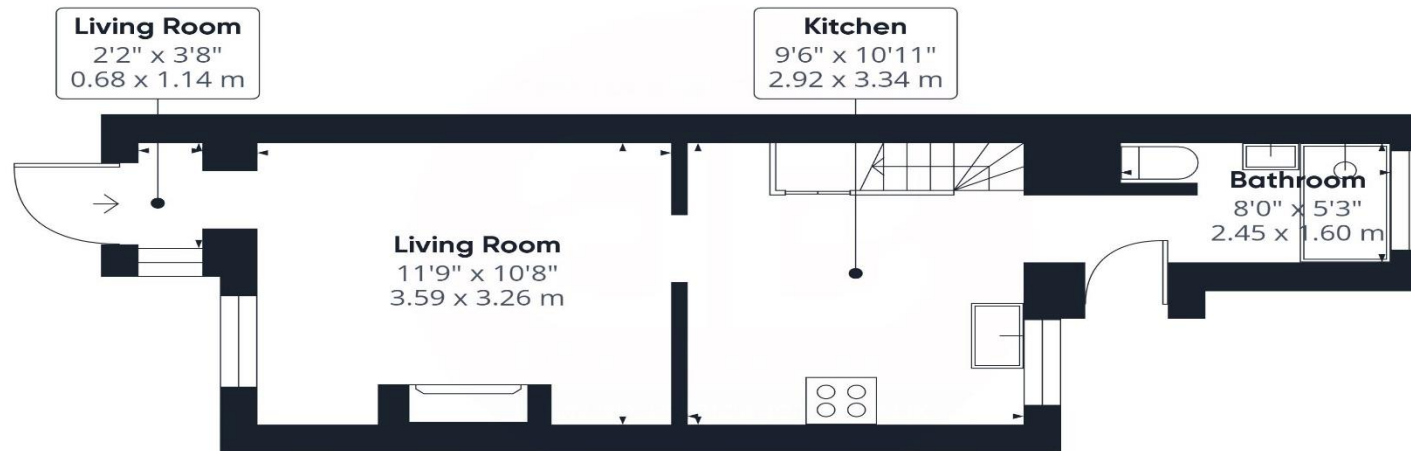
Radnage is a small village located in the Chiltern Hills and occupies some of the most beautiful countryside in the county with quiet country lanes and an assortment of traditional farmhouses, cottages and detached homes. The village has a 12th century church. There are also a number of exhilarating walks and rides in the immediate vicinity. Despite its rural atmosphere, the village is close to High Wycombe, Stokenchurch, Chinnor and Princes Risborough as well as being a short drive from the M40 motorway. High Wycombe town centre has recently undergone a transformation with The Eden retail development now being the heart beat of the town. Here, one can find an excellent range of shops, restaurants and leisure facilities.

In terms of schooling, the village has a well-regarded combined school, as well as nationally recognized senior schools such as the Royal Grammar School, Wycombe High, and John Hampden Grammar School. Schooling is clearly a major factor why so many people like to buy properties in Radnage, but it is also its accessibility to London which appeals.

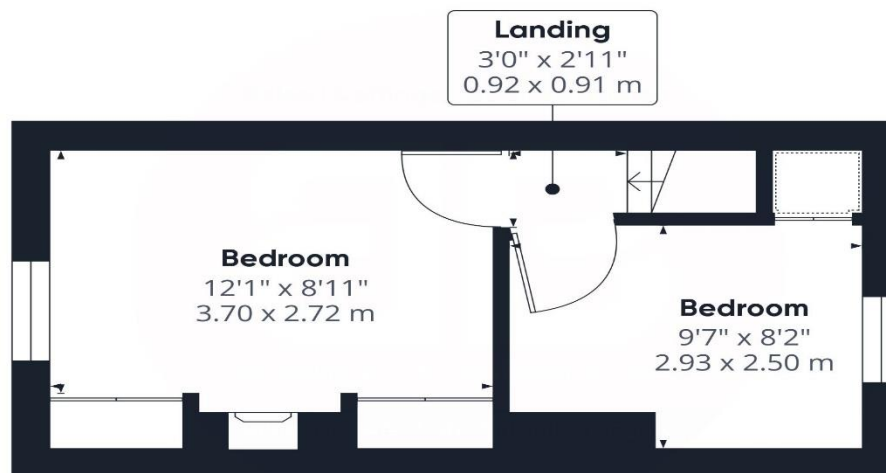
For the commuter there is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham and London. The nearest railway station is in High Wycombe with links to London Marylebone and Birmingham.



EPC PENDING



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
504.31 ft<sup>2</sup>  
46.85 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Disclaimer**

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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