

Pippins

Warrendene Road | Hughenden Valley | Bucks HP14 4LY



Price £500,000

ACCOMMODATION

A two bedroom detached bungalow
Reception hall with doors to all rooms
Sitting room with door to conservatory
Kitchen with range of white fitted units
Two double bedrooms with front aspects
Bathroom with white suite & vanity unit
Delightful and spacious rear garden
Mainly laid to lawn with greenhouse
Front garden and driveway parking
Offered For Sale with NO ONWARD CHAIN



A two bedroom detached bungalow situated in a delightful location and surrounded by open countryside in the heart of the Chiltern Hills. The property has huge potential with scope for improvement subject to the necessary planning. There is a reception hallway with doors opening to all rooms. The sitting room has a feature fireplace and door opening to the conservatory with views over the rear



garden. The kitchen has a range of fitted units with built in cooker and gas hob and wall mounted gas boiler serving the central heating system as well as space for breakfast table and door opening to lean to. There are two double bedrooms both with front aspects and a bathroom with white suite and vanity unit. Externally there is a spacious and fully enclosed rear garden which is mainly laid to lawn with space for a greenhouse and garden shed. There are fields to the rear of the property whilst to the front there is driveway parking and lawned front garden enclosed by hedging.

KEY FEATURES

- A two bedroom detached bungalow in sought after location
- Situated in a rural location and surrounded by open countryside
- Train stations with access at High Wycombe and Princes Risborough
- M40 access at Junction 4 approximately 3 miles away
- Education systems for both Junior and Secondary Schools close by
- Potential to extend and remodel subject to necessary planning consents
- Please call Colombs on 01844 214421 to arrange a suitable time to view



Location

Hughenden Valley is situated in the heart of the Chiltern Hills and is surrounded by glorious countryside with a network of public footpaths and bridleways. It is approximately 4 miles away from Princes Risborough which has an ample selection of shops including Tesco's and a M&S Foodhall as well as coffee shops. High Wycombe is 5 miles away and provides a more comprehensive range of shops and facilities. There are train stations at both Princes Risborough and High Wycombe with Marylebone under 40 minutes away, and the M40 being easily accessible. There is a local junior school in Speen as well as excellent secondary education within High Wycombe and surrounding areas.

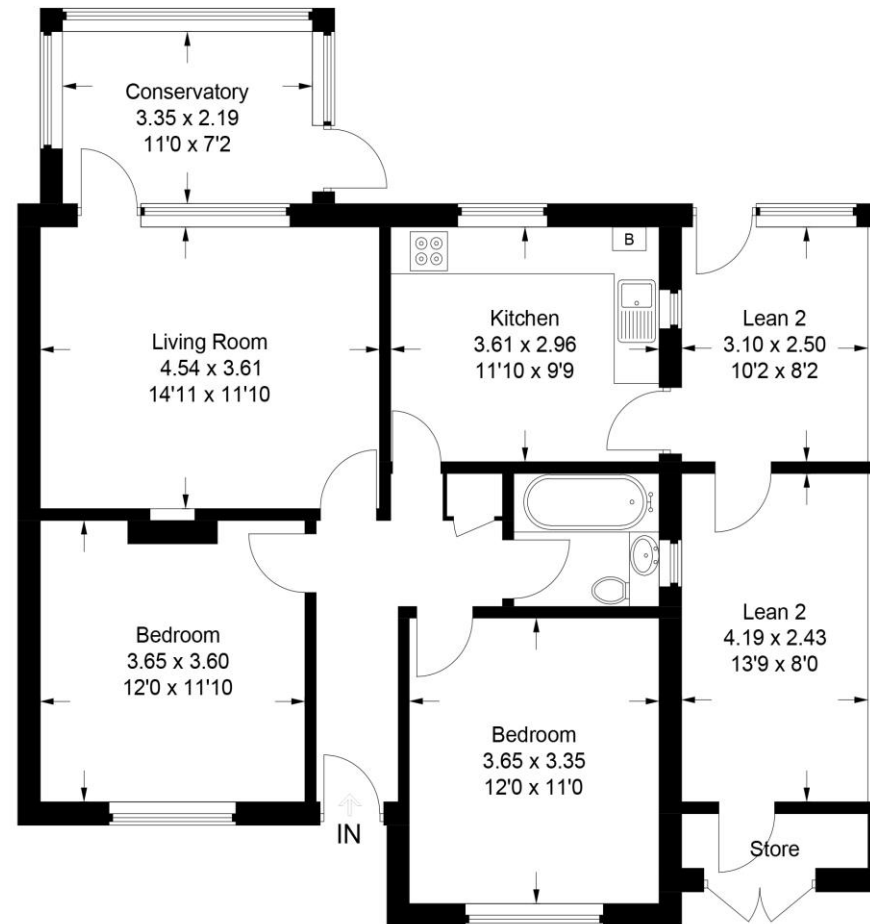
Local Authority – Wycombe Council

Council Tax - E

EPC - E

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Approximate Gross Internal Area = 97.3 sq m / 1,047 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.