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ESTATE AGENTS



42 Hamilton Road, High Wycombe, Buckinghamshire, HP13 5BJ



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Guide price £700,000

An impressive five bedroom detached family home situated in a popular location, just a stone's throw from The Royal Grammar School & the Town Centre. This fine home is being sold with the added benefit of no onward chain.

Description

The property has been extended to offer substantial accommodation and consists of five bedrooms, two bathrooms, two w/c's, utility room, garage/studio, three receptions and a kitchen dining room. Further features include brand-new acoustic double glazing, gas central heating and an outhouse at the rear of the large garden. The garden is complimented by an impressive elevated view across the town.

Situation

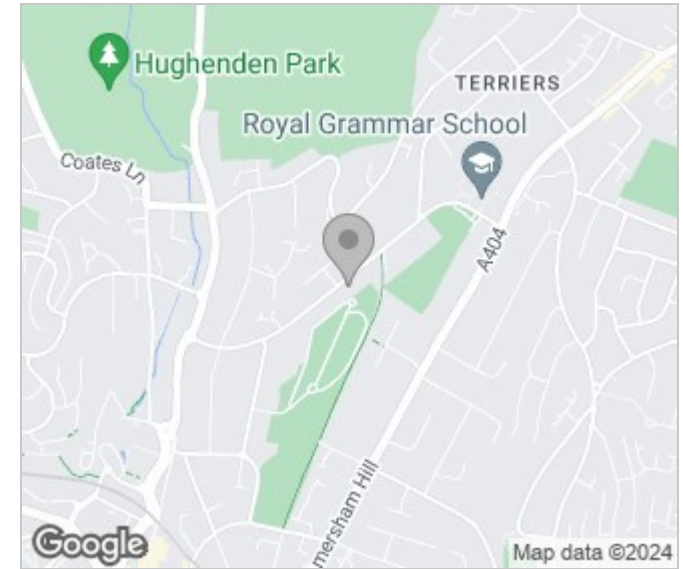
Conveniently located on the sought after Hamilton Road, this property is located just a stones throw from The Royal Grammar School. There are also a number of other schools within easy reach such as Hamilton Academy Primary, Godstowe, Wycombe High School for Girls, John Hampden Grammar School amongst many others. The Railway Station is 0.8miles from this home and via the Chiltern Railway Service, you'll be at London Marlyebone Station in just 27 minutes or Oxford in 38 minutes.



Floor Plans



Area Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	