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ESTATE AGENTS

39 Amersham Hill Drive, High Wycombe, HP13 6QX



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£775,000

A spacious four/five bedroom family home nestled at the end of a cul-de-sac off Amersham Hill. This charming residence boasts a stunning west-facing rear garden and is conveniently located near The Royal Grammar School, Godstowe School, the Town Centre and Mainline Railway Station.

Description

Upon entering the home through the front door, you are greeted by a central hallway. To the right, you'll find the study, while a door to the left leads to the integral double garage, complete with an electric door.

On the next level, the kitchen/dining area awaits, along with a utility room, an additional reception room, and a generous lounge diner with French doors that open onto the rear garden.

The second-floor features four well-proportioned bedrooms, a family bathroom, and an ensuite. The impressive principal bedroom includes fitted wardrobes and offers a scenic view to the front.

Outside, the property boasts both front and rear gardens. The rear garden is primarily laid to lawn, complemented by mature flower beds and a patio area, perfect for entertaining family and friends.



Situation

Amersham Hill Drive is located off Amersham Road, an ideal and sought after location amongst the local community. Conveniently located within easy reach of The Royal Grammar School (an 8-minute walk), the town centre, and the mainline train station (a 20-minute walk). Other notable schools in the area include Godstowe, Wycombe Abbey, John Hampden Grammar School, and Wycombe High Grammar School. The mainline train station, just 1 mile away, offers a 28-minute journey to London Marylebone Station and connections to Birmingham, Banbury, Aylesbury, and the Bicester shopping outlet.

For those commuting by car, High Wycombe provides easy access with two M40 motorway junctions (J3 & J4), the latter being only 2 miles away.



Floor Plans



Area Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	