



25 Amersham Hill Gardens, High Wycombe, Bucks, HP13 6QR

A rare opportunity to acquire this substantial, six bedroom detached family home that is situated at the end of a quiet cu-de-sac in one of the most salubrious areas

High Wycombe has to offer. This superb family home sits on a large wedge shaped plot that expands in size from front to back, offers fantastic views across to Downley/Hughenden Park as well as some amazing sunsets to the front aspect. The property has undergone a number of extensions over the years and now provides ample and well proportioned bedrooms as well as versatile living accommodation to the ground floor, yet still offering the potential to further expansion (subject to obtaining the relevant planning permission). The

accommodation includes; entrance hall, two guest cloakrooms, large lounge, dining room with French doors to rear garden, family room with bi-folding doors opening to spacious patio area, modern fitted kitchen, utility room, study/lobby area, Master bedroom with en-suite shower room, five further bedrooms and two further family bathrooms to the first and second floors. The property also benefits from gas central heating, UPVC double glazed, spacious and recently replaced driveway parking for several vehicles, far reaching views and A South facing enclosed rear garden. The property is within walking distance of the Royal Grammer and Godstowe School and a ten minute walk of High Wycombe Railway Station and town centre, an internal viewing is highly recommended.

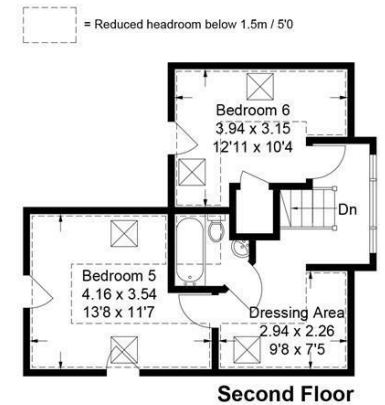
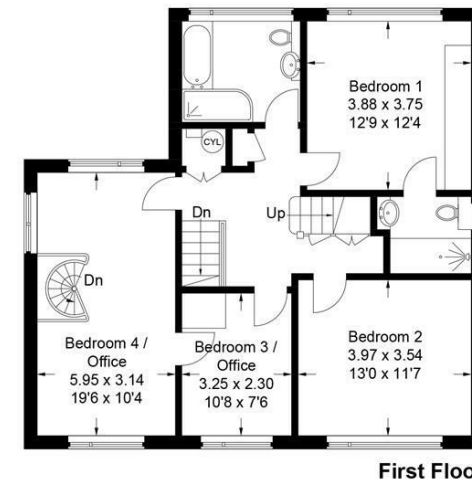
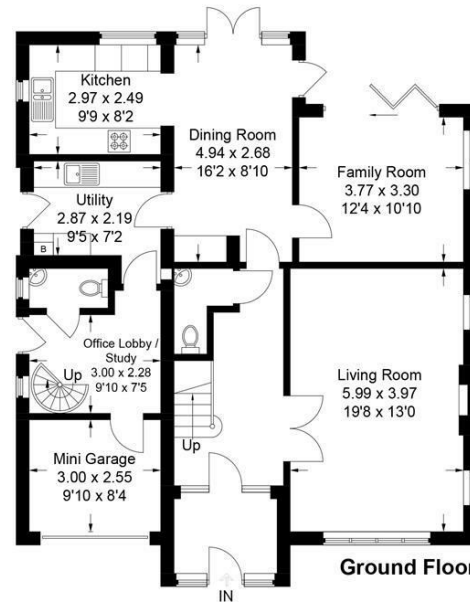
**SIX BEDROOM DETACHED HOME
SOUTH FACING REAR GARDEN
STUNNING VIEWS ACROSS THE VALLEY
QUIET, YET POPULAR CUL-DE-SAC
SPACIOUS DRIVEWAY
IDEAL FAMILY HOME
LOFT CONVERSION
DOUBLE STOREY EXTENSION
MASTER WITH EN-SUITE
INTERNAL VIEWING ADVISED**







Approximate Gross Internal Area
 Ground Floor (Including Mini Garage) = 96.45 sq m / 1,038 sq ft
 First Floor = 79.75 sq m / 859 sq ft
 Second Floor = 40.5 sq m / 436 sq ft
 Total = 216.7 sq m / 2,333 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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