



# 57 Green Hill, High Wycombe, Buckinghamshire, HP13 5QF

Hurst are delighted to offer to the market this detached family home has been extremely well kept and improved upon in recent months and is offered in excellent condition throughout. This hugely versatile home offers fantastic views across the valley and National Trust Parkland as well as being within walking distance of The Royal Grammar School and approximately half a mile from the town centre and the main line railway station that offers a direct line service into London Marylebone, making it perfect for those looking to commute. The accommodation includes; entrance hall, huge sitting/dining room with views to front aspect, study/playroom, modern fitted kitchen/breakfast room with sliding doors opening onto the rear garden, four piece family bathroom, four bedrooms and additional guest bathroom. The property further benefits from; gas central heating, double glazing, driveway parking, single garage, tiered rear garden that comes with a large patio area that is perfect for entertaining, AstroTurf level area and a real sense of seclusion as well as providing stunning views across to Downley with some amazing sunsets. This really is a superb family home in an idyllic and rural feel to this part of the town which also provides miles of countryside walks on your doorstep and an internal viewing is advised. The property is also offered to the market with no onward chain.

**FOUR / FIVE BEDROOM DETACHED HOUSE  
RECENTLY IMPROVED UPON  
CATCHMENT FOR THE RGS  
CLOSE TO THE TOWN CENTRE AND TRAIN  
STATION  
SPLIT LEVEL LIVING  
LARGE REAR GARDEN WITH SUPERB VIEWS  
GARAGE & DRIVEWAY  
NO ONWARD CHAIN  
EXTREMELY VERSATILE FAMILY HOME  
EARLY VIEWING ADVISED**







## Green Hill

Approximate Gross Internal Area  
 Ground Floor = 853 sq ft / 79.3 sq m  
 First Floor = 549 sq ft / 51.0 sq m  
 Garage = 147 sq ft / 13.7 sq m  
 Total = 1549 sq ft / 144.0 sq m



Floor Plan produced for Hursts by Media Arcade ©.  
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Hurst  
 Estate Agents

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: [wyc@hursts.co.uk](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)