



25 Fleet Close, Hughenden Valley, Buckinghamshire, HP14 4LL

A good size four bedroom detached family home, ideally located in this popular small development in the heart of Hughenden Valley. Offered to the market with no onward chain, this much loved property would benefit from general updating and modernising to bring this blank canvas up to modern standards.

**| Entrance Hall | Cloakroom | Inner Lobby | Sitting Room | Dining Room | Kitchen
| Four Bedrooms | Family Bathroom | Back/Side Garden | Front Garden | Garage
| No Onward Chain |**

Located in the beautiful village of Hughenden Valley, in a popular small development bordering open Countryside, is this much loved four bedroom detached family home. Whilst requiring some general modernising and updating the house provides great accommodation for a growing family in a tranquil setting.

Upon entering the property via an entrance hall there is an inner lobby with stairs rising, with feature wrought iron banister and a handy cloakroom. To the left is double front aspect sitting room with arch through to the dining room with sliding patio doors to the garden. The kitchen also overlooks the garden and has the potential to knock through to the dining room to create a kitchen/diner.

Upstairs are four bedrooms, three doubles and a good size single, perfect for home working. Two of the bedrooms, with front aspect have built in wardrobes as does bedroom two to the rear with wonderful valley views. A family bathroom, in need of updating, completes the accommodation upstairs.

The rear and side gardens enjoy a good deal of privacy laid mainly to lawn and bordered with closed boarded fencing and wall. A patio running across the rear of the house is perfect for entertaining and those summer evenings. A double detached garage can be accessed from the garden.

Offered to the market with no onward chain, the property provides a blank canvas for a family to make the home their own.

**Price... Offers in the Region Of
£725 000**



LOCATION

This highly regarded village is nestled in the Chiltern Hills surrounded by wonderful countryside with its famed Beech woodland. The village provides good local amenities including a pre-school and an excellent primary school. Other facilities include a classic Chiltern brick and flint public house (The Harrow), a well stocked community shop, a regular bus service, a builders' merchant, an active village hall and adjoining playing fields, plus a Doctors' surgery. For a more comprehensive range of facilities including a new shopping complex and a theatre, the town of High Wycombe lies approximately 3 miles away, where the commuter can join the M40 motorway (junction 4) and then the M25 network, or the Chiltern railway to London (Marylebone). The property also lies approximately 1½ miles from the historic Hughenden Manor, the former residence of Benjamin Disraeli which is owned and run by The National Trust.

DIRECTIONS

From our offices in Prestwood follow the Wycombe Road towards Great Kingshill. Follow the road past Hildreths Garden centre and Flower Pots nursery and take the next right into Perks Lane. At the bottom of the hill turn left onto the Hampden Road which leads to Warrendene Road. At the T-junction turn left and take the first right into Spring Valley Road and the second right in Fleet Close where the property can be found on the right hand corner

School Catchment

Hughenden Primary School. Boys' Grammar; The Royal Grammar School; John Hampden Girls' Grammar; Wycombe High School Upper/All Ability; Holmer Green Senior School or Sir William Ramsey School (We advise checking with the individual school for accuracy and availability)

Additional Information

Council Tax Band F EPC EER Rating C

MORTGAGE

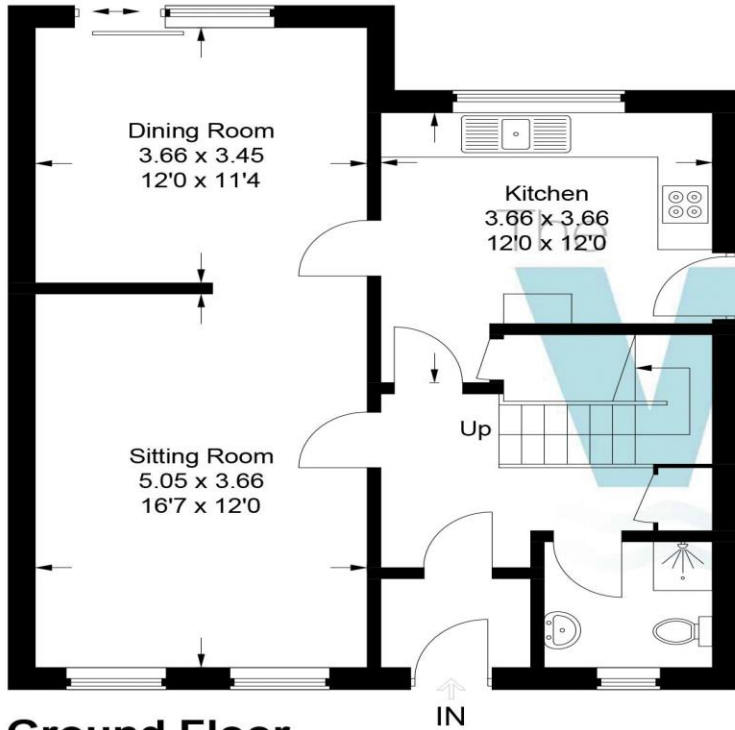
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.

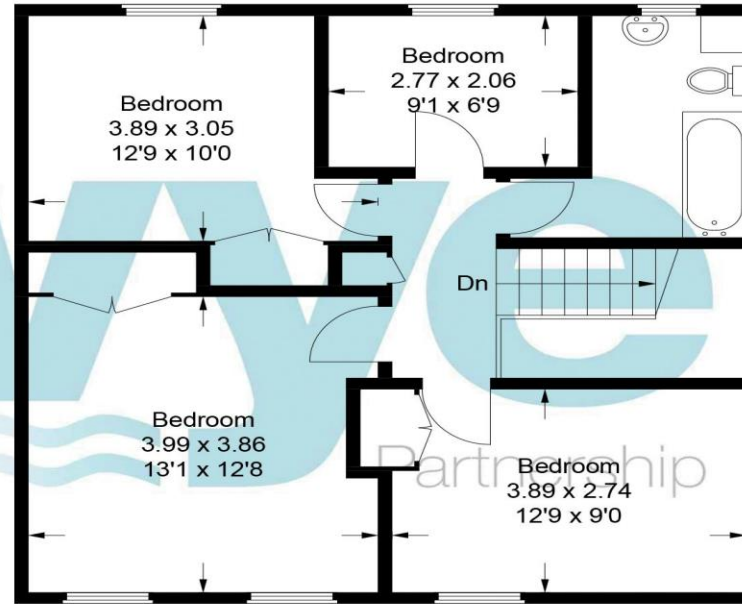


25 Fleet Close

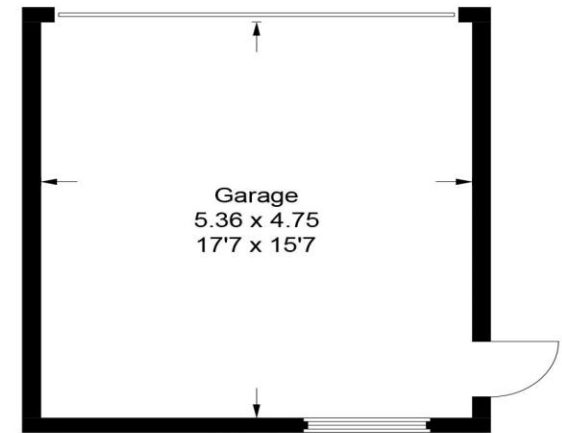
Approximate Gross Internal Area
Ground Floor = 60.5 sq m / 651 sq ft
First Floor = 61.6 sq m / 663 sq ft
Garage = 25.4 sq m / 273 sq ft
Total = 147.5 sq m / 1587 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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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